DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT

A. ADMINISTRATIVE REPORT & DECISION

DECISION:	☐ **APPROVED**	☒ **APPROVED SUBJECT TO CONDITIONS**	☐ **DENIED**
REPORT DATE:	January 19, 2017		
Project Name:	New Cingular Wireless PCS, LLC (AT&T) Stealth Tower		
Owner:	Seung Sik Paik, 2439 Maple Valley Hwy, Renton, WA 98055		
Applicant:	New Cingular Wireless PCS, LLC, 16221 NE 72nd Way, Redmond, WA		
Contact:	Jennifer Taylor, Ryka Consulting, 918 Horton Street, #1002, Seattle, WA 98134		
File Number:	LUA16-000861, CU-A		
Project Manager:	Alex Morganroth, Associate Planner		
Project Summary:	New Cingular Wireless PCS, LLC is requesting approval of an Administrative Conditional Use Permit for the installation of a new 59 foot 10 inch tall Stealth Tower designed to imitate the phyical characteristics of a streetlight pole. The four panel antennas and associated cabling would be fully concealed in the tower. The project site has an existing multitenant retail building and an adjacent parking lot that serves businesses in the retail building. Existing wireless communication facility attennas are installed on the eastern edge of the rooftop of the one-story wood frame retail building located at 2439 Maple Valley Hwy (SR 169), the parcel adjacent to the site of the proposed tower. According to a Structural Analysis Report submitted by the applicant, the rooftop supporting the existing telecommunications equipment is insufficient for loading due to structural integrity concerns. The rooftop equipment would be completely removed after the installation of the stealth tower. No changes are proposed for the associated equipment on the east of the building and all cabling connected to the existing rooftop equipment would be removed and rerouted underground to the proposed stealth tower. The parcel is zoned Commercial Office/Residential (COR) and is located within the Urban Design District C. Access to the stealth tower would be provided off of Maple Valley Hwy through the existing parking lot. There are 21 existing parking spaces and no changes are proposed to the existing parking lot or landscaping. Critical areas were mapped on the project site including Geological Hazards and Wellhead Protection Area Zone 1.		
Project Location:	2439 Maple Valley Road		
Site Area:	20,620 square feet		

Project Location Map

B. EXHIBITS:

The following exhibits were entered into the record:

Exhibit 1:	Staff Report
Exhibit 2:	Zoning and Neighborhood Detail Map
Exhibit 3:	Site Plan
Exhibit 4:	Elevations
Exhibit 5:	Photo Simulations
Exhibit 6:	Colocation Feasibility Analysis
Exhibit 7:	Geotechnical Report
Exhibit 8:	WA Department of Fish and Wildlife – Priority Habitat Areas Report
Exhibit 9:	Structural Analysis of Existing Rooftop Facilities
Exhibit 10:	Removal Agreement Letter for Existing Equipment
Exhibit 11:	Example Stealth Tower Designs
Exhibit 12:	Advisory Notes

C. GENERAL INFORMATION:

1. Owner(s) of Record:	Sik Paik and Eunsil Seung 2439 Maple Valley Hwy Renton, WA 98055
2. Zoning Classification:	Commercial Office Residential (COR)
3. Comprehensive Plan Land Use Designation:	Commercial Office Residential
4. Existing Site Use:	Parking lot and strip commercial
5. Critical Areas:	Regulated Slope, >15% & <=25% Sensitive Slope, >25% & <=40% Seismic Hazard - High Coalmine Hazard - Moderate Wellhead Protection Area - Zone 1

6. **Neighborhood Characteristics:**
   - **a. North:** *Vacant, Resource Conservation (RC) Zoning District*
   - **b. East:** *Single-Family Residential, Commercial Office Residential (COR) Zoning District and Urban Design District C*
   - **c. South:** *Multi-Family Residential, Commercial Office Residential (COR) Zoning District and Urban Design District C*
   - **d. West:** *Bingo Hall/Club, Commercial Office Residential (COR) Zoning District and Urban Design District C*
7. **Site Area:** 20,620 square feet

D. HISTORICAL/BACKGROUND:

Action	Land Use File No.	Ordinance No.	Date
Comprehensive Plan	N/A	5758	06/22/2015
Zoning	N/A	5758	06/22/2015
Annexation	N/A	1789	09/09/1959

E. PUBLIC SERVICES:

1. **Existing Utilities**
   a. Water: Water service is provided by the City of Renton. There is an existing water main in Maple Valley Hwy (SR 169).
   b. Sewer: Sewer service is provided by the City of Renton. There is an existing sewer main in Maple Valley Hwy (SR 169).
   c. Surface/Storm Water: There is an existing 12 inch storm water main in Maple Valley Hwy (SR 169).
2. **Streets:** There are not complete street improvements along the frontage of the site. There is an existing sidewalk with no landscape buffer on the south side of Maple Valley Hwy (SR 169) in front of the project site.
3. **Fire Protection:** Renton Regional Fire Authority

F. APPLICABLE SECTIONS OF THE RENTON MUNICIPAL CODE:

1. **Chapter 2 Land Use Districts**
   1. Section 4-2-020: Purpose and Intent of Zoning Districts
   2. Section 4-2-070: Zoning Use Table
2. **Chapter 3 Environmental Regulations**
   1. Section 4-3-050: Critical Area Regulations
3. **Chapter 4 Property Development Standards**
   1. Section 4-4-140: Wireless Communications Facilities
4. **Chapter 9 Permits**
   a. Section 4-9-030: Conditional Use Permit
5. **Chapter 11 Definitions**

G. APPLICABLE SECTIONS OF THE COMPREHENSIVE PLAN:

1. Land Use Element
2. Utilities Element

H. FINDINGS OF FACT (FOF):

1. The applicant, New Cingular Wireless PCS, LLC, is requesting an Administrative Conditional Use Permit Review for the installation of a wireless facilities that would replace an existing roof-mounted wireless facilities tower on-site.
2. The Planning Division of the City of Renton accepted the above master application for review on November 9, 2016 and determined the application complete on November 17, 2016. The project complies with the 120-day review period.
3. The project site is located at 2439 Maple Valley Hwy (Parcel #1723059140).
4. The project site consists of two parcels. Structures on the site include a multitenant retail building, a wireless facilities equipment enclosure and an enclosed outdoor patio owned by Classics Sports Bar.
5. Access to the site is provided via a driveway off of Maple Valley Hwy.
6. The property is located within the Commercial Office Residential (COR) Comprehensive Plan land use designation.
7. The site is located within the Commercial Office Residential (COR) zoning classification.
8. The majority of the site is impervious surface, including a commercial building and associated parking. There are no trees located on the site.
9. The site is mapped with the following critical areas: Coalmine Hazard – Moderate, Seismic Hazard - High, Regulated Slope >15% and <=25%, Sensitive Slope >25% and <40%, and Wellhead Protection Area Zone 1.
10. The proposal is SEPA exempt, per WAC 197-11-800(24)(a)(ii).
11. No material would be cut on site and no fill is proposed to be brought into the site.
12. The applicant is proposing to begin construction on April 7, 2017 and end on May 19, 2017.
13. Staff received no public or agency comments.
14. Representatives from various city departments have reviewed the application materials to identify and address issues raised by the proposed development.
15. **Comprehensive Plan Compliance:** The site is designated Commercial Office Residential (COR) on the Comprehensive Plan Land Use Map. Lands in the COR designation are intended to evolve from underutilized and vacant to compact, mixed-developments that act as a gateway to the City. The land banking designation is characterized by enhanced master planning and coordinated design that takes advantage of significant amenities and major transportation or transit routes. The proposal is compliant with the following Comprehensive Plan Goals and Policies if <u>all</u> conditions of approval are met:

Compliance	Comprehensive Plan Analysis
✓	**Policy U-79.** Require that the siting and location of telecommunications facilities be accomplished in a manner that minimizes adverse impacts on the environment and adjacent land uses.

	Staff Comment: See analysis below under FOF 19.a CUP. If conditions of the CUP are met the proposed stealth tower would meet the policy objective.
✓	**Policy U-80.** Require wireless communication structures and towers to be designed and site to minimize aesthetic impacts and to be co-located on existing structures and towers wherever possible. *Staff Comment: See analysis below under FOF 19.g CUP. If conditions of the CUP are met the proposed stealth tower would meet the policy objective*.
✓	**Goal L-P:** Minimize adverse impacts to natural systems, and address impacts of past practice where feasible, through leadership, policy, regulation, and regional coordination.
✓	**Goal L-BB:** Maintain a high quality of life as Renton grows by ensuring that new development is designed to be functional and attractive. *Staff Comment: See analysis below under FOF 19.a CUP. If conditions of the CUP are met the proposed stealth tower would meet the policy objective*.
✓	**Goal L-FF:** Strengthen the visual identity of Renton and its Community Planning Areas and neighborhoods through quality design and development. *Staff Comment: See analysis below under FOF 19.a CUP. If conditions of the CUP are met the proposed stealth tower would meet the policy objective*.
✓	**Policy L-55:** Protect public scenic views and public view corridors, including Renton's physical, visual and perceptual linkages to Lake Washington and the Cedar River. *Staff Comment: See analysis below under FOF 19.a CUP. If conditions of the CUP are met the proposed stealth tower would meet the policy objective*.

16. **Zoning Development Standard Compliance:** The site is located in the Commercial Office Residential (COR) District and the Urban Design District C on the City's Zoning Map. Land with the COR zoning designation is intended to provide a mix of intensive office, hotel, convention center, and residential activity in a high-quality, master-planned development while remaining integrated with the natural environment. Commercial retail and service uses that are architecturally and functionally integrated are permitted. The scale and intensity of these sites will typically denote a gateway into the City and should be designed accordingly. The purpose of the design requirements in Urban Design District C is to encourage high-quality, pedestrian-scale structures in areas zoned Urban Center (UC) or Commercial Office Residential (COR). Although the design requirements for structures in Urban Design District C are not applicable to wireless communication facilities, the design and siting of new towers or equipment should be compatible with the goals and overall intent of the design regulations. All new wireless communication facilities are required to meet the standards and requirements in RMC 4-4-140 in lieu of the typical development standards based on zoning designation.

Compliance	Wireless Communication Facility Standards Analysis
Compliant if condition of approval is met	**a. Equipment Shelters/Cabinets:** 1. **Location -** *Equipment shelters and cabinets used to house related equipment should be located within buildings or placed underground, unless it is infeasible.* 2. **Screening -** Equipment shelters and cabinets shall be surrounded by a *fifteen foot (15') wide sight obscuring landscape buffer around the outside perimeter of required security fencing with a minimum height that is no less than the*

	height of the compound fence at any point. Existing topography, vegetation and other site characteristics may provide relief from the screening requirement 3. **Size -** *The applicant shall provide documentation that the size of any equipment shelters or cabinets is the minimum necessary to meet the provider's service needs.* 4. **Generators –** *i. Architectural integration is required (if applicable).* *ii. To the extent feasible, generators shall be enclosed along with the related equipment. Similar to equipment shelters, the screening for the generator shall utilize similar building materials, colors, accents, and textures as the primary building; if no buildings exist on site, ensure that the building is designed to blend in with the environment.* *iii. A screening wall and/or landscaping material shall be required to mitigate visual impacts.* *iv. Fences shall be constructed of materials that complement and blend in with the surroundings.* *v. Anti-graffiti finish shall be applied to all solid fences, walls, and gates.* *vi. A noise analysis shall be required to demonstrate that the generator will operate within allowed noise limits if the generator is the sole power source.* Staff Comment: The enclosure is located at the rear of the site and behind the outdoor patio used by patrons of Classics Sport Bar. The cabling connected to the existing roof-mounted antennas would be rerouted underground and connect to the proposed stealth tower. The existing equipment cabinets are enclosed with a wood-slatted chain-link fence and the applicant has not proposed any changes to the size or location of the equipment cabinet. Due to the close proximity to residential uses, high visibility from Maple Valley Hwy, and the requirements in the Design Standards of Urban Design District C, *Service Element Location and Design section*, higher quality screening materials should be used to help mitigate the visual impact of the equipment enclosure. The addition of landscape screening around the enclosure, as required by RMC 4-4-140.F(1)(a), would also help improve the visual appearance of the enclosure. The applicant may not be able to meet the full landscape screening requirement in RMC 4-4-140.F(1)(a), but should add landscaping around the enclosure to the full extent possible. Therefore, Staff recommends as a condition of approval replacement screening that shall be made of masonry, ornamental metal or wood or some combination of the three, and shall creatively incorporate various landscaping elements to screen the enclosure. A generator is not included in the proposed project.
Shall comply using the CUP Criteria below under FOF 19.a	**b. Maximum Height:** *The maximum building height permitted in the COR zone is 10 stories and/or 125 ft., or determined through site plan review when the project site is abutting a lot designated as residential. The maximum height of wireless communication facilities is governed by RMC 4-4-140F, which permits a maximum height of 150 feet for stealth towers, if approved through the CUP process. Allowed heights for specific types of stealth facilities shall be determined through the Conditional Use Permit review process.*

	Staff Comment: The height of the proposed stealth tower is 59' 11". The proposal complies with the maximum height permitted in the COR zone. The height requirements of RMC 4-4-140F are evaluated below in Conditional Use Permit analysis for height is provided below in FOF 19.a.
Shall comply using the CUP Criteria below under FOF 19.a	**c. Visual Impact***: RMC 4-4-140F.3 requires that site location and development preserve the pre-existing character of the surrounding buildings and landscape to the extent consistent with the function of the communications equipment. Towers shall be integrated through location and design to blend in with the existing characteristics of the site to the extent practical. Existing on-site vegetation shall be preserved or improved, and disturbance of the existing topography shall be minimized, unless such disturbance would result in less adverse visual impact to the surrounding area. Towers, antennas and related equipment shall be uniformly painted a non-reflective neutral color that best matches the colors within the immediately surrounding built and natural landscape in order to reduce the contrast between the WCF and the landscape.* Staff Comment: The site of the proposed stealth tower is located within an underdeveloped section of land situated between Maple Valley Hwy and the Cedar River. The area contains a mix of commercial and multi-family residential uses. The proposed stealth tower design is intended to disguise the tower as an average streetlight pole. However, the scale of the tower is not consistent with the scale of an average light pole and therefore is not compatible with existing characteristics of the site. The close proximity to Maple Valley Hwy also gives the nearly sixty-foot tall tower a "looming" effect that has a negative visual impact on both the site and surrounding area. See Conditional Use Permit analysis for design is provided below in FOF 19.b, and associated conditions of approval.
Compliance not yet demonstrated	**d. Setbacks:** *RMC 4-4-140F.4 requires that towers be set back from each property line by a distance equal to the tower height, unless an engineering analysis concludes that a reduced setback is safe for abutting properties and the Administrator determines that a reduced setback is appropriate for the site.* Staff Comment**:** The proposed stealth tower would be located to the west of the existing retail building and the siting would be in close proximity with the existing associated equipment shelter. The tower would be setback 51 feet 8 inches from the front property line (Maple Valley Highway), 12 feet 5 inches from the rear property line, 83 feet 6 inches from the western side property line and 45 feet from the eastern side property line. The dimensions of the project site, with a maximum depth of approximately 67 feet, do not allow for siting of the tower that would meet the required setbacks. Therefore, staff recommends the applicant submit an engineering analysis to ensure the safety of nearby properties as a condition of approval.
✔	**e. Maximum Noise Levels:** *RMC 4-4-140F.5 limits the noise of equipment associated with Wireless Communication Facilities to forty five (45) decibels as measured from the nearest property line on which the facility is located.* Staff Comment: The applicant has stated in their project narrative that they do not anticipate any changes in the noise levels. If noise levels exceed the maximum decibel limit, the applicant would be required to bring the proposed facility into compliance with code.

Compliance not yet demonstrated	**e. Fencing:** *RMC 4-4-040 limits fences within commercial and industrial zoning to a maximum height of 8 feet. In addition, RMC 4-4-140F.6 requires the installation of security fencing coated with a non-reflective neutral fence.* Staff Comment: The height of the existing security fence enclosing the associated equipment complies with the City's adopted fencing requirements. See comments above under FOF16.a, Equipment Shelter/Cabinets, where staff has recommend a condition of approval to replace the existing fencing. The new screening would be required to comply with fence and wall standards of the zone.
✔	**f. Lighting:** *RMC 4-4-140F.7 prohibits the artificial lighting of towers or antennas, unless required by the FAA or other authority.* Staff Comment**:** The proposed stealth tower is designed as a light pole and includes a full cutoff light to illuminate the parking lot. No other light sources will be installed on the tower.
✔	**g. Advertising Prohibited:** *RMC 4-4-140F.8 prohibits the placement of advertising on any part of the Wireless Communication Facility or associated equipment.* Staff Comment**:** The applicant has not proposed any type of advertising to be included on the structure.
Compliant if condition of approval is met	**h. Building Standards:** *RMC 4-4-140F.9 requires support structures to be constructed so as to meet or exceed the most recent Electronic Industries Association/Telecommunications Industries Association (EIA/TIA) 222 Revision G Standard. Prior to issuance of a building permit the Building Official shall be provided with an engineer's certification that the support structure's design meets or exceeds those standards.* Staff Comment: A Structural Analysis prepared by B+T Group was submitted with the application. The analysis concluded that the roof structure with the existing equipment installed is structurally insufficient for both the proposed new equipment and the existing equipment. Therefore, staff recommends that the existing equipment be removed prior to the completion of the final construction inspection. The structural integrity of the proposed stealth tower will be evaluated via an engineering analysis at the time of application for the building permit.
✔	**i. Radio Frequency Standards:** *RMC 4-4-140F.10 requires the applicant to ensure that the Wireless Communication Facility will not cause localized interference with the reception of area television or radio broadcasts.* Staff Comment: The applicant does not anticipate any inference with the reception of the area television or radio broadcasts and would be required to immediately address any interference issues should they be reported.
Shall comply using the CUP Criteria below under FOF 19	**j. Stealth Tower Standards:** *RMC 4-4-140 requires certain types of stealth towers to meet minimum standards that effectively disguise the tower.* Staff Comment: The proposed light pole stealth tower is not included in the specific standards identified for stealth towers in RMC 4-4-140. Therefore, the standards for the proposed stealth tower shall be determined on a case-by-case basis by the Administrator through the CUP criteria. See FOF 19 below for analysis related to the proposed light pole stealth tower.

17. **Design Standards:** The site is located within Urban Design District C (RMC 4-3-500). As discussed in FOF 16, the proposed design of the stealth tower should meet the overall intent of the minimum standards and contribute to achieving the overarching goals of the design regulations. See FOF 19.a and FOF 19.b for Conditional Use Permit analyses.

18. **Critical Areas:** Project sites which contain critical areas are required to comply with the Critical Areas Regulations (RMC 4-3-050). The proposal is consistent with the Critical Areas Regulations, if all conditions of approval are complied with:

Compliance not yet demonstrate	**Geologically Hazardous Areas:** *The project site is located in a Geologically Hazardous Area including Coalmine Hazard – Moderate, High Landslide, Regulated Slope >25% and <=40%. Due to the presence of these hazards, a geotechnical report was submitted as required by RMC 4-3-050.* Staff Comment: A geotechnical report prepared by Adapt Engineering (Exhibit 6) was submitted with the project application. According to the submitted study, the existing topography is slightly sloped to the south towards an existing concrete retaining wall. A subsurface conditions assessment found approximately 1 to 2 inches of asphalt pavement overlaying roughly 6 inches of silty sand with gravel and approximately 2 inches of relic concrete. Below the relic concrete, a combination of loose, poorly grade sand and dense, poorly graded gravel was encountered that extended to the full exploration depth of 41.5 feet bgs. The report did not identify any concerns based on seismic, landslide, or coalmine hazards. Based upon the findings in the geotechnical report, the site is suitable for the installation of a wireless communications structure of similar size to the proposed stealth tower. The report recommends the use of a drilled pier foundation to support the proposed structure. The report also identifies the use of a reinforced concrete mat foundation as a less desirable option should drilling conditions become difficult due to unforeseen bedrock or boulders on the project site. Due to the anticipated smaller size of the stealth tower when constructed based on staff's recommended conditions of approval, a drilled pier foundation may not be required. Therefore, the applicant shall demonstrate the suitability and safety of the installation method in the engineering analysis report to be submitted with the building permit, as recommended as a condition of approval in FOF 16.d.
✓	**Wellhead Protection Areas:** *The project site is located in a Wellhead Protection Area Zone 1.* Staff Comment: The proposed wireless facility is not identified as a prohibited activity in Zone 1 and does not have the potential to significantly impact groundwater quantity or quality. If any fill is proposed to be brought to the site a fill source statement would be required.

19. **Conditional Use Analysis:** In lieu of the criteria normally evaluated for Conditional Use Permits, the following criteria (RMC 4-9-030E) will be considered in determining whether to issue a Conditional Use Permit for a wireless communication facility.

Compliance	Conditional Use Analysis for Wireless Facilities
	a. Height and Design of the Proposed Tower: The maximum height of wireless communication facilities is governed by RMC 4-4-140F, which permits a maximum height of 150 feet for stealth towers, however the allowed height for a specific type of stealth facility shall be determined through he CUP review process. The height of the

Compliant if condition of approval is met	proposed stealth tower is 59' 11". The proposal complies with the maximum height permitted in the COR zone and the maximum height restrictions of RMC 4-4-140F, if approved through a CUP. As proposed, the stealth tower would stand approximately four times higher than the existing low-rise buildings in the immediate area. In addition, the tower would stand approximately twice as high as the closest streetlight poles installed along Maple Valley Hwy, and exceeds the height limits applied to parking lot light poles in RMC 4-4-075E.2, which restricts lights to 25 feet above the ground. Although the proposed tower attempts to replicate the visual qualities of a streetlight pole, the design is not consistent with the look of an average streetlight pole or parking lot light pole. The proposed design has the appearance of a monopole with a street light added on as an afterthought. In order to preserve the existing character of the area and to better integrate the tower into the site, a tower consistent with a parking lot light pole more appropriate to effectively disguise the tower. Therefore, Staff recommends the height of the tower not exceed twenty-five (25) feet when measured from grade.
Compliant if condition of approval is met	**b. Proximity of The Tower to Residential Structures And Residential District Boundaries:** The proposed stealth tower would be installed on a site zoned COR . The project site is located in an area intended to be developed into a gateway to the city that promotes high quality construction for commercial, office, and residential uses. Existing residential uses nearby in the COR designation include the Riviera Apartments to the south of the project site and single-family residences east of the project site. The proposed stealth tower would be located approximately 30 feet from the nearest unit in the Rivera Apartments building. Due to the close proximity to adjacent residential uses and potential for the site to be redeveloped with additional residential uses, the stealth tower should be designed to minimize the visual impact of the structure as much as possible. Therefore, staff recommends as a condition of approval that the applicant use a stealth tower design that more closely replicates a street light pole. Examples of existing wireless facilities designed as a street pole are attached as Exhibit 10.
✔	**c. Nature of Uses On Adjacent and Nearby Properties**: As discussed in FOF 19.b, the proposed stealth tower would be located to the east of the existing commercial building on the adjacent lot and to the north of the Riviera Apartments complex. Stealth towers are designed to blend into an environment in order to lessen the visual impact on nearby uses. Due to the intent of the site zoning designation to provide a mix of building types and uses, many structures or facilities can be appropriate in a COR designated area if high-quality design is used. A tower designed to replicate the look of a streetlight pole, a common structure found near a variety of residential, commercial, and office uses, is appropriate for this area. If the conditions on height and design are met, Staff does not anticipate that the proposed stealth tower would have any significant adverse impacts on the surrounding properties and uses.
✔	**d. Topography and Vegetation:** No clearing or grading is proposed as a result of this project. There are no existing significant trees located on the project site. Additional vegetation is required to be added to screen the existing equipment shelter, as conditioned above under FOF 16.a.
✔	**e. Ingress/Egress:** Vehicular access to the project site would be provided via an existing driveway off of Maple Valley Hwy and through the existing parking lot on the site. No changes are proposed to the existing vehicular access to the project site.

Compliant if condition of approval is met	**f. Noise, Light, and Glare:** The noise generated by the existing equipment will not change as no changes are proposed within the equipment shelter – the primary source of noise for wireless communication facilities. The stealth tower, designed to replicate a street light, will include a full cutoff light that will increase light levels in the parking but should not be highly noticeable to the adjacent residences due to the multiple streetlights already located nearby. The pole will be painted a non-glare finish. Staff has recommended as a condition of approval that the tower be reduced in height to be consistent with the maximum height permitted for a parking lot light pole, at 25 feet above the ground. The intent of the height limits of the parking lot light poles is to minimize the impact onto adjacent and abutting properties. As such, if the full cutoff light fixtures are utilized and the pole height is reduced per the conditions of approval impacts of light and glare are not anticipated to be above what would be permitted in the COR zone.
Compliant if condition of approval is met	**g. Colocation Feasibility:** The applicant submitted satisfactory evidence that no existing tower or support structure can accommodate the proposed equipment relocation. An existing utility pole nearby with T-Mobile equipment has limited space for additional antennas due to separation requirements between various antennas. In addition, there are no existing towers within 0.5 miles from the project site and there is limited wireless service in the immediate vicinity. A colocation feasibility analysis is attached as Exhibit 6. Due to steady growth and development near the project site and the ever-increasing demand for cellular data, the need for new or upgraded cellular equipment is likely to grow. In order to provide an opportunity for the future colocation, new wireless towers should be designed so to allow for the coloration of new equipment in the future. Therefore, Staff recommends that the proposed stealth tower incorporate space to allow for future colocation efforts as a condition of approval.
✓	**j. Consistency With Plans And Regulations:** As previously discussed above under FOF 15 and 16 the proposed installation of the new stealth tower is consistent with the City's adopted Comprehensive Plan, Zoning Ordinance, and RMC 4-4-140 Wireless Communication Facilities regulations provided the conditions of approval is complied with.
Compliant if conditions of approval are met	**k. Landscaping:** The existing equipment does not employ any type of landscape screening and the applicant has not proposed any landscaping on the project site. As previously discussed in FOF 16.a, the addition of landscape around the equipment enclosure would bring the enclosure closer into compliance with current code. In addition, adding landscaping elements that help screen the enclosure would minimize the visual impact of the existing enclosure and will benefit the residents of the nearby Riviera Apartments that face the equipment. Therefore, staff recommends the applicant be required to submit landscape plan for the site that incorporates screening elements as a condition of approval.

I. CONCLUSIONS:

1. The subject site is located in the Commercial Office Residential (COR) Comprehensive Plan designation and complies with the goals and policies established with this designation if conditions of approval are met, see FOF 6.

2. The subject site is located in the Commercial Office Residential (COR) zoning designation and complies with the zoning and development standards established with this designation provided the applicant complies with City Code and conditions of approval, see FOF 16.
3. The proposed stealth tower meets the ten development standards that apply specifically to new Wireless Communication Facilities, provided the applicant meets all conditions of approval, see FOF 16.
4. The proposed stealth tower complies with the Critical Areas Regulations provided the applicant complies with City Code and conditions of approval, see FOF 18.
5. The proposed stealth tower meets the nine special decision criteria considered when making a decision on a conditional use permit request for a Wireless Communications Facility, as specified in RMC 4-9-030E, provided the applicant meets all conditions of approval, see FOF 19.

J. DECISION:

The Wireless Communication Facility – Stealth Tower Condition Use Permit, File No. LUA16-000861, is approved and is subject to the following conditions:

1. The existing wireless facilities located on the rooftop of the commercial building on the project site shall be removed prior to completion of the final construction inspection.
2. The applicant shall demonstrate the suitability and safety of the chosen installation method in the engineering analysis report to be submitted at the time of Building Permit application.
3. The tallest point of the proposed tower shall not be greater than twenty five (25) feet when measured from grade. Compliance with the height restriction shall be verified with the building permit application and approved by the Current Planning Project Manager prior to building permit issuance.
4. The design of the stealth tower shall more closely replicate a street light pole. The final design shall be reviewed and approved by the Current Planning Project Manager at the time of building permit application.
5. The existing wood slat chain-link fence shall either be replaced by be made of masonry, ornamental metal or wood or some combination of the three and creatively incorporate various landscaping elements to screen the enclosure to the extent possible. Detail screening and landscaping plans shall be submitted with the building permit application for review and approval by the Current Planning Project Manager prior to building permit issuance.
6. The stealth tower shall be painted with a non-glare, flat grey finish. The type of finish shall be identified in the building permit application for review and approval by the Current Planning Project Manager prior to building permit issuance.
7. The design of the stealth tower shall allow for additional equipment colocation in the future unless determined infeasible by the Current Planning Project Manager at the time of building permit application.

DATE OF DECISION ON LAND USE ACTION:
SIGNATURE:

Jennifer Henning, Planning Director ***Date***

TRANSMITTED this 19th day of January, 2017 to the Owner/Applicant/Contact:

Owner:	*Applicant:*	*Contact:*
Seung Sik Paik	*New Cingular Wireless PCS LLC*	*Jennifer Taylor, Ryka Consulting*

2439 Maple Valley Hwy	*16221 NE 72nd Way RTC 3*	*918 S Horton St #1002*
Renton, WA 98055	*Redmond, WA 98052*	*Seattle, WA 98134*

TRANSMITTED this 19th day of January, 2017 to the Parties of Record:

None

TRANSMITTED this 19th day of January, 2017 to the following:

Chip Vincent, CED Administrator
Brianne Bannwarth, Development Engineering Manager
Vanessa Dolbee, Current Planning Manager
Amanda Askren, Property and Technical Services Manager
Jennifer Henning, Planning Director
Fire Marshal

K. LAND USE ACTION APPEALS, REQUEST FOR RECONSIDERATION, & EXPIRATION:

The administrative land use decision will become final if the decision is not appealed within 14 days of the decision date.

APPEAL: This administrative land use decision will become final if not appealed in writing to the Hearing Examiner on or before 5:00 PM on February 2nd, 2017. An appeal of the decision must be filed within the 14-day appeal period (RCW 43.21.C.075(3); WAC 197-11-680), together with the required fee to the Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. RMC 4-8-110.B governs appeals to the Hearing Examiner and additional information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.

EXPIRATION: The Conditional Use Permit decision will expire two (2) years from the date of decision. A single two (2) year extension may be requested pursuant to RMC 4-9-030.

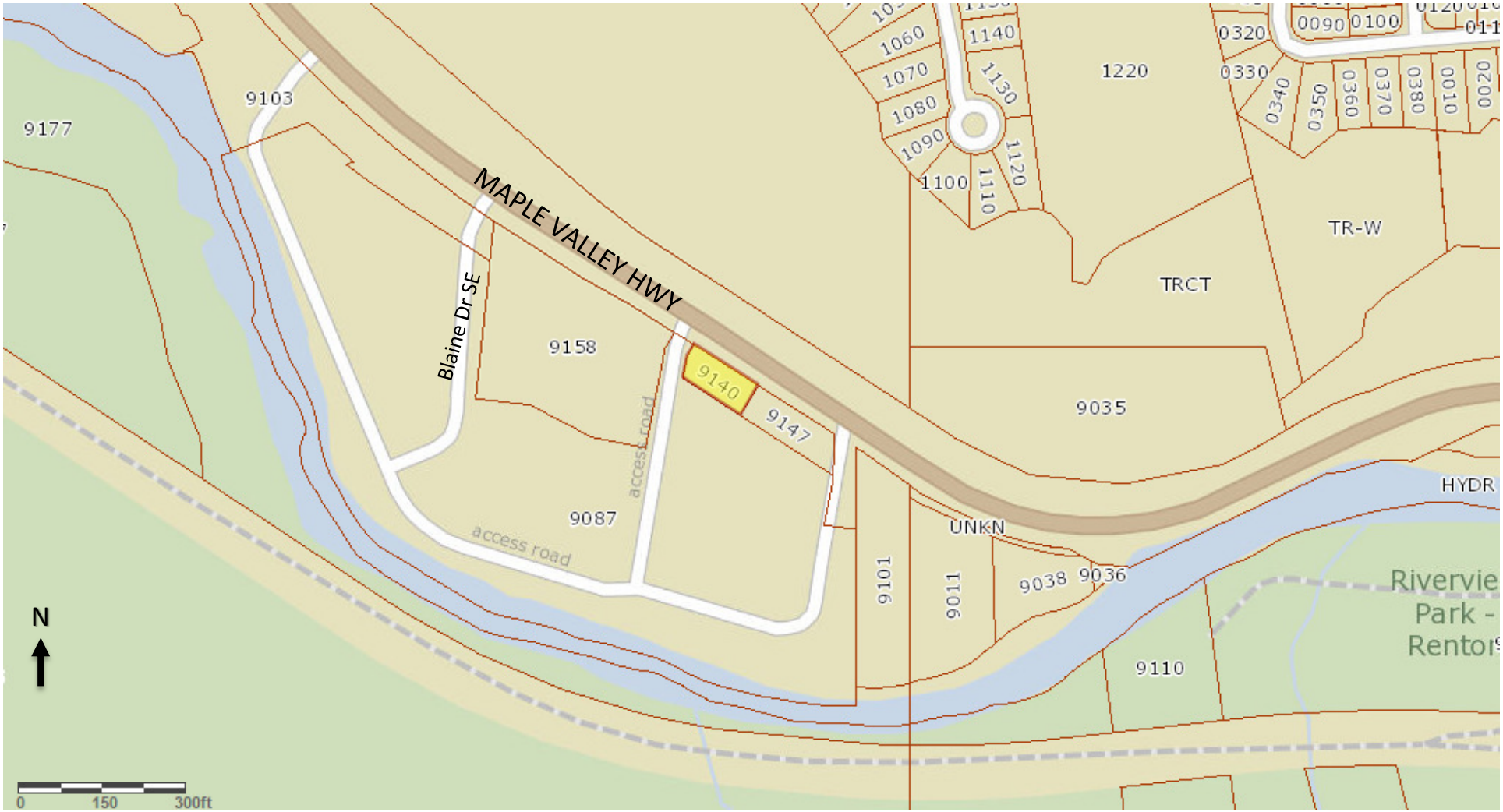
RECONSIDERATION: Within 14 days of the decision date, any party may request that the decision be reopened by the approval body. The approval body may modify his decision if material evidence not readily discoverable prior to the original decision is found or if he finds there was misrepresentation of fact. After review of the reconsideration request, if the approval body finds sufficient evidence to amend the original decision, there will be no further extension of the appeal period. Any person wishing to take further action must file a formal appeal within the 14-day appeal time frame.

THE APPEARANCE OF FAIRNESS DOCTRINE: provides that no ex parte (private one-on-one) communications may occur concerning the land use decision. The Doctrine applies not only to the initial decision, but to Appeals to the Hearing Examiner as well. All communications after the decision/approval date must be made in writing through the Hearing Examiner. All communications are public record and this permits all interested parties to know the contents of the communication and would allow them to openly rebut the evidence in writing. Any violation of this doctrine could result in the invalidation of the appeal by the Court.

EXHIBITS

Exhibit 2

NEIGHBORHOOD DETAIL MAP



811
Know what's below
Call before you dig.

CEDAR RIVER
SD24
10097913
2439 SE MAPLE VALLEY HWY
RENTON, WA 98055

BUILDING CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT CONDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

WASHINGTON STATE AND LOCAL BUILDING CODES:
2015 INTERNATIONAL BUILDING CODE
2012 SEATTLE BUILDING CODE
2014 NATIONAL ELECTRIC CODE
TIA-222-G OR LATEST EDITION

PROJECT INFORMATION

PROJECTION DESCRIPTION:
AT&T PROPOSES TO INSTALL A NEW 60' STEEL POLE (30"ø) IN EXISTING PARKING LOT AND MODIFY AN EXISTING ROOFTOP TELECOMMUNICATIONS FACILITY BY REMOVING (6) EXISTING LTE ANTENNAS (3 PER SECTOR) AND ALL RELATED EQUIPMENT ON ROOFTOP. (2) RRHs & (4) DIPLEXERS SHALL BE RELOCATED TO NEW CONCEALMENT POLE FROM ROOFTOP. AT&T ALSO PROPOSES THE INSTALLATION OF (4) NEW PANEL ANTENNAS, (8) DIPLEXERS, (6) TMAs, (4) RRHs.

APPLICANT:
AT&T MOBILITY
RTC BUILDING 3
16221 NE 72ND WAY
REDMOND, WA 98052

CODE INFORMATION:
ZONING CLASSIFICATION: COR
JURISDICTION: CITY OF RENTON
BUILDING CODE: 2015 INTERNATIONAL BUILDING CODE

SITE LOCATION (BASED ON NAD 83):
LATITUDE: 47° 28' 39" N (47.4775)
LONGITUDE: 122° 11' 12.984" W (122.18694)
TOP OF STRUCTURE AGL: ±60.0'
BASE OF STRUCTURE ASML: ±60.0'

PARCEL NUMBER(S):
1723059140 & 1723059147

GENERAL INFORMATION:
1. TRAFFIC IS UNAFFECTED.

RFDS
RFDS V 3.0 DATED 06/06/16

PROPERTY OWNER:
PAIK SEUNG
2439 MAPLE VALLEY HWY, SUITE B
RENTON, WA 98055

SITE ACQUISITION:
MASTEC
1203 114TH AVE SE
BELLEVUE, WA 98004
CONTACT: DANIEAL KELLY
PH: (425) 214-9749
DANIEL.KELLY@MASTEC.COM

CONSTRUCTION MANAGER:
MASTEC
1203 114TH AVE SE
BELLEVUE, WA 98004
CONTACT: MICHAEL MILSAP
MICHAEL.MILSAP@MASTEC.COM

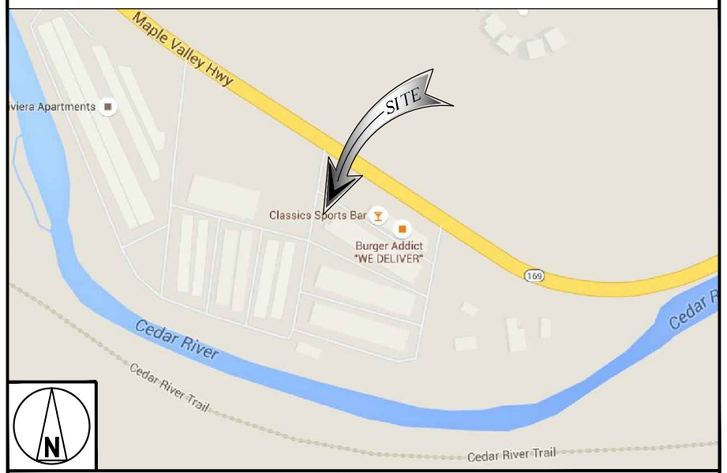
PERMITTING:
RYKA CONSULTING
CONTACT: JENNIFER TAYLOR
EMAIL: JTAYLOR@RYKACONSULTING.COM
PHONE: (206) 523-1941

AT&T PROJECT MANAGER:
CONTACT: JOSHUA ADIAR
EMAIL: JA635M@ATT.COM
PHONE: (971) 266-9770

CONTACT INFORMATION

ENGINEER:	GPD GROUP PROFESSIONAL CORPORATION 400 NORTH 34TH STREET, SUITE 216 SEATTLE, WASHINGTON 98103
CONTACT:	JAMES GRANT
PHONE:	(206) 204-7398

LOCAL MAP



NO SCALE

DRIVING DIRECTIONS

DIRECTIONS FROM REGIONAL OFFICE (16221 NE 72ND WAY, REDMOND, WA 98052):
GET ON WA-520 W FROM BEAR CREEK PKWY AND LEARY WAY NE 4 MIN (1.1 MI), HEAD SOUTHEAST ON NE 72ND WAY TOWARD 164TH AVE NE 427 FT, TURN RIGHT ONTO 164TH AVE NE 203 FT, TURN RIGHT ONTO BEAR CREEK PKWY 0.3 MI, TURN LEFT ONTO LEARY WAY NE 0.3 MI, USE THE MIDDLE 2 LANES TO TAKE THE RAMP ONTO WA-520 W 0.4 MI, FOLLOW WA-520 W AND I-405 S TO WA-900/SUNSET BLVD N IN RENTON. TAKE EXIT 4 FROM I-405 S 17 MIN (15.2 MI), MERGE ONTO WA-520 W 4.6 MI, TAKE THE INTERSTATE 405 S EXIT TOWARD RENTON 0.2 MI, MERGE ONTO I-405 S 3.2 MI, KEEP LEFT TO STAY ON I-405 S 6.9 MI, TAKE EXIT 4 FOR WA-900 W TOWARD WA-169 S/RENTON/ENUMCLAW 0.2 MI, FOLLOW WA-900/SUNSET BLVD N AND WA-169 S TO YOUR DESTINATION 4 MIN (1.1 MI), MERGE ONTO WA-900/SUNSET BLVD N 0.4 MI, USE THE LEFT 2 LANES TO TURN LEFT ONTO WA-169 S 0.7 MI, TURN RIGHT 128 FT, TURN LEFT, DESTINATION WILL BE ON THE LEFT 89 FT

PROPRIETARY INFORMATION

Exhibit 3

LEGAL DESCRIPTION

POR GL 8-BEG AT INTSN OF E LN WITH SLY MGN OF MAPLE VALLEY HWY TH NWLY ALG HWY 167.48 FT TO TPOB TH S 01-14-13 W 117.96 FT TH N 56-43-47 W 201.14 FT TH N 33-16-13 E TO SLY MGN OF HWY TH TO TPOB LESS SR 169

DRAWING INDEX

APPROVAL	DATE	SIGNATURE	APPROVAL	DATE	SIGNATURE
RF ENGINEER:			LANDLORD:		
RF MANAGER:			SITE ACQUISITION:		
OPPS MANAGER:			ZONING AGENT:		
CONSTR. MANAGER:			PROJECT MANAGER:		
NSB MANAGER:			CONSTR. MANAGER:		
TRANSPORT:					
EQUIP. ENGINEER:					
COMPLIANCE:					

REVIEWERS SHALL CLEARLY PLACE INITIALS ADJACENT TO EACH REDLINE NOTE AS DRAWINGS ARE BEING REVIEWED

11"x17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME

at&t mobility

MasTec Network Solutions

GPD GROUP
Professional Corporation
520 South Main Street, Suite 2531
Akron, OH 44311
330.572.2100 Fax: 330.572.2102

PROJECT NO:	2016723.04.11566.01
DRAWN BY:	CJM
CHECKED BY:	JG

B	09/13/16	REVISED PER CLIENT COMMENTS
A	07/29/16	ISSUED FOR REVIEW

DARRIN J. POLECK
STATE OF WASHINGTON
48666
REGISTERED
PROFESSIONAL ENGINEER

Darrin Poleck
09-13-16

EXPIRES 07/31/18

CEDAR RIVER
10030930
2439 SE MAPLE VALLEY HWY
RENTON, WA 98055
LTE - STEALTH POLE

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

EXOTHERMIC CONNECTION

MECHANICAL CONNECTION

CHEMICAL ELECTROLYTIC GROUNDING SYSTEM

TEST CHEMICAL ELECTROLYTIC GROUNDING SYSTEM

EXOTHERMIC WITH INSPECTION SLEEVE

GROUNDING BAR

GROUND ROD

TEST GROUND ROD WITH INSPECTION SLEEVE

SINGLE POLE SWITCH

DUPLEX RECEPTACLE

DUPLEX GFCI RECEPTACLE

FLUORESCENT LIGHTING FIXTURE
(2) TWO LAMPS 48–T8

SMOKE DETECTION (DC)

EMERGENCY LIGHTING (DC)

SECURITY LIGHT W/PHOTOCELL LITHONIA ALXW
LED–1–25A400/51K–SR4–120–PE–DDBTXD

CHAINLINK FENCE

WOOD/WROUGHT IRON FENCE

WALL STRUCTURE

LEASE AREA

PROPERTY LINE (PL)

SETBACKS

ICE BRIDGE

CABLE TRAY

WATER LINE

UNDERGROUND POWER

UNDERGROUND TELCO

OVERHEAD POWER

OVERHEAD TELCO

UNDERGROUND TELCO/POWER

ABOVE GROUND POWER

ABOVE GROUND TELCO

ABOVE GROUND TELCO/POWER

WORKPOINT

SECTION REFERENCE

DETAIL REFERENCE

AB	ANCHOR BOLT
ABV	ABOVE
AC	ALTERNATING CURRENT
ADDL	ADDITIONAL
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AIC	AMPERAGE INTERRUPTION CAPACITY
ALUM	ALUMINUM
ALT	ALTERNATE
ANT	ANTENNA
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
BATT	BATTERY
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BTC	BARE TINNED COPPER CONDUCTOR
BOF	BOTTOM OF FOOTING
CAB	CABINET
CANT	CANTILEVERED
CEC	CALIFORNIA ELECTRIC CODE
CHG	CHARGING
CLG	CEILING
CLR	CLEAR
COL	COLUMN
COMM	COMMON
CONC	CONCRETE
CONSTR	CONSTRUCTION
DBL	DOUBLE
DC	DIRECT CURRENT
DEPT	DEPARTMENT
DF	DOUGLAS FIR
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DWG	DRAWING
DWL	DOWEL
(E)	EXISTING
EA	EACH
EC	ELECTRICAL CONDUCTOR
EL	ELEVATION
ELEC	ELECTRICAL
EMT	ELECTRICAL METALLIC TUBING
ENG	ENGINEER
EQ	EQUAL
EXP	EXPANSION
EXT	EXTERIOR
FAB	FABRICATION
FF	FINISH FLOOR
FG	FINISH GRADE
FIF	FACILITY INTERFACE FRAME
FIN	FINISH(ED)
FLR	FLOOR
FDN	FOUNDATION
FOC	FACE OF CONCRETE
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FOW	FACE OF WALL
FS	FINISH SURFACE
FT	FOOT
FTG	FOOTING
GA	GAUGE
GEN	GENERATOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GLB	GLUE LAMINATED BEAM
GLV	GALVANIZED
GPS	GLOBAL POSITIONING SYSTEM
GND	GROUND
GSM	GLOBAL SYSTEM FOR MOBILE
HDR	HEADER
HGR	HANGER
HVAC	HEAT/VENTILATION/AIR CONDITIONING
HT	HEIGHT
IGR	INTERIOR GROUND RING
IN	INCH
INT	INTERIOR
LB(S)	POUND(S)
LF	LINEAR FEET
MAS	MASONRY
MAX	MAXIMUM
MB	MACHINE BOLT
MECH	MECHANICAL
MFR	MANUFACTURER
MGB	MASTER GROUND BAR
MIN	MINIMUM
MISC	MISCELLANEOUS
MTL	METAL
MTS	MANUAL TRANSFER SWITCH
MW	MICROWAVE
(N)	NEW
NEC	NATIONAL ELECTRIC CODE
NO.(#)	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OPNG	OPENING
(P)	PROPOSED
P/C	PRECAST CONCRETE
PCS	PERSONAL COMMUNICATION SERVICES
PCU	PRIMARY CONTROL UNIT
PRC	PRIMARY RADIO CABINET
PP	POLARIZING PRESERVING
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
PWR	POWER CABINET
QTY	QUANTITY
RAD	RADIUS
RECT	RECTIFIER
REF	REFERENCE
REINF	REINFORCEMENT
REQ'D	REQUIRED
RET	REMOTE ELECTRIC TILT
RMC	RIGID METALLIC CONDUIT
RRH	REMOTE RADIO HEAD
RRU	REMOTE RADIO UNIT
RWY	RACEWAY
SCH	SCHEDULE
SHT	SHEET
SIAD	SMART INTEGRATED DEVICE
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
TEMP	TEMPORARY
THK	THICKNESS
TMA	TOWER MOUNTED AMPLIFIER
TN	TOE NAIL
TOA	TOP OF ANTENNA
TOC	TOP OF CURB
TOF	TOP OF FOUNDATION
TOP	TOP OF PLATE (PARAPET)
TOS	TOP OF STEEL
TOW	TOP OF WALL
TVSS	TRANSIENT VOLTAGE SUPPRESSION SYSTEM
TYP	TYPICAL
UG	UNDERGROUND
UL	UNDERWRITERS LABORATORY
UNO	UNLESS NOTED OTHERWISE
UMTS	UNIVERSAL MOBILE TELECOMMUNICATIONS SYSTEM
UPS	UNITERRUPTIBLE POWER SYSTEM (DC POWER PLANT)
VIF	VERIFIED IN FIELD
W	WIDE
W/	WITH
WD	WOOD
W.P.	WORK POINT
WP	WEATHERPROOF
WT	WEIGHT

Exhibit 3

at&t mobility

MasTec Network Solutions

GPD GROUP
Professional Corporation
520 South Main Street, Suite 2531
Akron, OH 44311
330.572.2100 Fax: 330.572.2102

PROJECT NO: 2016723.04.11566.01
DRAWN BY: CJM
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DARIN KOTECKI
STATE OF WASHINGTON
48666
REGISTERED
PROFESSIONAL ENGINEER

Darin Kotecki
09-13-16

EXPIRES 07/31/18 CE

CEDAR RIVER
10030930
2439 SE MAPLE VALLEY HWY
RENTON, WA 98055
LTE – STEALTH POLE

SHEET TITLE
LEGENDS, ABBREVIATIONS & CONSTRUCTION INSPECTIONS

SHEET NUMBER
GN-1

Exhibit 3

GENERAL CONSTRUCTION

1. FOR THE PURPOSE OF CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY:
   GENERAL CONTRACTOR – MASTEC
   CONTRACTOR: (CONSTRUCTION)
   OWNER – AT&T
   ENGINEER – GPD GROUP
2. ALL SITE WORK SHALL BE COMPLETED AS INDICATED ON THE DRAWINGS AND AT&T PROJECT SPECIFICATIONS.
3. GENERAL CONTRACTOR SHALL VISIT THE SITE AND SHALL FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
4. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. GENERAL CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF WORK.
5. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES, AND APPLICABLE REGULATIONS.
6. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
7. PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS THE MINIMUM REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS, SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF WORK AND PREPARED BY THE ENGINEER PRIOR TO PROCEEDING WITH WORK.
8. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
9. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION SPACE FOR APPROVAL BY THE ENGINEER PRIOR TO PROCEEDING.
10. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFIRM TO ALL OSHA REQUIREMENTS AND THE LOCAL JURISDICTION.
11. GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER DISCIPLINES.
12. ERECTION SHALL BE DONE IN A WORKMANLIKE MANNER BY COMPETENT EXPERIENCED WORKMAN IN ACCORDANCE WITH APPLICABLE CODES AND THE BEST ACCEPTED PRACTICE. ALL MEMBERS SHALL BE LAID PLUMB AND TRUE AS INDICATED ON THE DRAWINGS.
13. SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH UL LISTED MATERIALS APPROVED BY LOCAL JURISDICTION. CONTRACTOR SHALL KEEP AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DEBRIS.
14. WORK PREVIOUSLY COMPLETED IS REPRESENTED BY LIGHT SHADED LINES AND NOTES. THE SCOPE OF WORK FOR THIS PROJECT IS REPRESENTED BY DARK SHADED LINES AND NOTES. CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY EXISTING CONDITIONS THAT DEVIATE FROM THE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.
15. CONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE CONSTRUCTION MANAGER 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
16. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
17. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
18. GENERAL CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS FOR ALL TRADES AND CONTRACTORS TO THE SITE AND/OR BUILDING.
19. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE FOR THE DURATION OF CONSTRUCTION UNTIL JOB COMPLETION.
20. THE GENERAL CONTRACTOR SHALL MAINTAIN IN GOOD CONDITION ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES.
21. THE GENERAL CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A RATING OF NOT LESS THAN 2–A OT 2–A:10–B:C AND SHALL BE WITHIN 25 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF WHERE THE WORK IS BEING COMPLETED DURING CONSTRUCTION.
22. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS SHALL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION, B) CONFINED SPACE, C) ELECTRICAL SAFETY, AND D) TRENCHING & EXCAVATION.
23. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED, CAPPED, PLUGGED OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE RESPONSIBLE ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES.
24. THE AREAS OF THE OWNER'S PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.
25. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE FEDERAL AND LOCAL JURISDICTION FOR EROSION AND SEDIMENT CONTROL.
26. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUNDING. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
27. THE SUBGRADE SHALL BE BROUGHT TO A SMOOTH UNIFORM GRADE AND COMPACTED TO 95 PERCENT STANDARD PROCTOR DENSITY UNDER PAVEMENT AND STRUCTURES AND 80 PERCENT STANDARD PROCTOR DENSITY IN OPEN SPACE. ALL TRENCHES IN PUBLIC RIGHT OF WAY SHALL BE BACKFILLED WITH FLOWABLE FILL OR OTHER MATERIAL PRE–APPROVED BY THE LOCAL JURISDICTION.
28. ALL NECESSARY RUBBISH, STUMPS, DEBRIS, STICKS, STONES, AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
29. ALL BROCHURES, OPERATING AND MAINTENANCE MANUALS, CATALOGS, SHOP DRAWINGS, AND OTHER DOCUMENTS SHALL BE TURNED OVER TO THE GENERAL CONTRACTOR AT COMPLETION OF CONSTRUCTION AND PRIOR TO PAYMENT.
30. CONTRACTOR SHALL SUBMIT A COMPLETE SET OF AS–BUILT REDLINES TO THE GENERAL CONTRACTOR UPON COMPLETION OF PROJECT AND PRIOR TO FINAL PAYMENT.
31. CONTRACTOR SHALL LEAVE PREMISES IN A CLEAN CONDITION.
32. THE PROPOSED FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE, AND IS NOT FOR HUMAN HABITAT (NO HANDICAP ACCESS REQUIRED).
33. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION, APPROXIMATELY 2 TIMES PER MONTH, BY AT&T TECHNICIANS.
34. NO OUTDOOR STORAGE OR SOLID WASTE CONTAINERS ARE PROPOSED.
35. ALL MATERIAL SHALL BE FURNISHED AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST REVISION AT&T MOBILITY GROUNDING STANDARD "TECHNICAL SPECIFICATION FOR CONSTRUCTION OF GSM/GPRS WIRELESS SITES" AND "TECHNICAL SPECIFICATION FOR FACILITY GROUNDING". IN CASE OF A CONFLICT BETWEEN THE CONSTRUCTION SPECIFICATION AND THE DRAWINGS, THE DRAWINGS SHALL GOVERN.
36. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION. IF CONTRACTOR CANNOT OBTAIN A PERMIT, THEY MUST NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY.
37. CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
38. INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM SITE VISITS AND/OR DRAWINGS PROVIDED BY THE SITE OWNER. CONTRACTORS SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
39. NO WHITE STROBE LIGHTS ARE PERMITTED. LIGHTING IF REQUIRED, WILL MEET FAA STANDARDS AND REQUIREMENTS.
40. ALL COAXIAL CABLE INSTALLATIONS TO FOLLOW MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

ANTENNA MOUNTING

41. DESIGN AND CONSTRUCTION OF ANTENNA SUPPORTS SHALL CONFORM TO CURRENT ANSI/TIA–222 OR APPLICABLE LOCAL CODES.
42. ALL STEEL MATERIALS SHALL BE GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A123 "ZINC (HOT–DIP GALVANIZED) COATINGS ON IRON AND STEEL PRODUCTS", UNLESS NOTED OTHERWISE.
43. ALL BOLTS, ANCHORS AND MISCELLANEOUS HARDWARE SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153 "ZINC–COATING (HOT–DIP) ON IRON AND STEEL HARDWARE", UNLESS NOTED OTHERWISE.
44. DAMAGED GALVANIZED SURFACES SHALL BE REPAIRED BY COLD GALVANIZING IN ACCORDANCE WITH ASTM A780.
45. ALL ANTENNA MOUNTS SHALL BE INSTALLED WITH LOCK NUTS, DOUBLE NUTS AND SHALL BE TORQUED TO MANUFACTURER'S RECOMMENDATIONS.
46. CONTRACTOR SHALL INSTALL ANTENNA PER MANUFACTURER'S RECOMMENDATION FOR INSTALLATION AND GROUNDING.
47. ALL UNUSED PORTS ON ANY ANTENNAS SHALL BE TERMINATED WITH A 50–OHM LOAD TO ENSURE ANTENNAS PERFORM AS DESIGNED.
48. PRIOR TO SETTING ANTENNA AZIMUTHS AND DOWNTILTS, ANTENNA CONTRACTOR SHALL CHECK THE ANTENNA MOUNT FOR TIGHTNESS AND ENSURE THAT THEY ARE PLUMB. ANTENNA AZIMUTHS SHALL BE SET FROM TRUE NORTH AND BE ORIENTED WITHIN +/– 5% AS DEFINED BY THE RFDS. ANTENNA DOWNTILTS SHALL BE WITHIN +/– 0.5% AS DEFINED BY THE RFDS. REFER TO ND–00246.
49. JUMPERS FROM THE TMA'S MUST TERMINATE TO OPPOSITE POLARIZATION'S IN EACH SECTOR.
50. CONTRACTOR SHALL RECORD THE SERIAL #, SECTOR, AND POSITION OF EACH ACTUATOR INSTALLED AT THE ANTENNAS AND PROVIDE THE INFORMATION TO AT&T.
51. TMA'S SHALL BE MOUNTED ON PIPE DIRECTLY BEHIND ANTENNAS AS CLOSE TO ANTENNA AS FEASIBLE IN A VERTICAL POSITION.
52. ANTENNAS SHALL HAVE A 4'–0" MIN CENTER TO CENTER HORIZONTAL SEPARATION.

TORQUE REQUIREMENTS

53. ALL RF CONNECTIONS SHALL BE TIGHTENED BY A TORQUE WRENCH.
54. ALL RF CONNECTIONS, GROUNDING HARDWARE AND ANTENNA HARDWARE SHALL HAVE A TORQUE MARK INSTALLED IN A CONTINUOUS STRAIGHT LINE FROM BOTH SIDES OF THE CONNECTION.
   A. RF CONNECTION BOTH SIDES OF THE CONNECTOR.
   B. GROUNDING AND ANTENNA HARDWARE ON THE NUT SIDE STARTING FROM THE THREADS TO THE SOLID SURFACE. EXAMPLE OF SOLID SURFACE: GROUND BAR, ANTENNA BRACKET METAL.
55. ALL 8M ANTENNA HARDWARE SHALL BE TIGHTENED TO 9 LB–FT (12 NM).
56. ALL 12M ANTENNA HARDWARE SHALL BE TIGHTENED TO 43 LB–FT (58 NM).
57. ALL GROUNDING HARDWARE SHALL BE TIGHTENED UNTIL THE LOCK WASHER COLLAPSES AND THE GROUNDING HARDWARE IS NO LONGER LOOSE.
58. ALL DIN TYPE CONNECTIONS SHALL BE TIGHTENED TO 18–22 LB–FT (24.4 – 29.8 NM).
59. ALL N TYPE CONNECTIONS SHALL BE TIGHTENED TO 15–20 LB–IN (1.7 – 2.3 NM).

FIBER & POWER CABLE MOUNTING

60. THE FIBER OPTIC TRUNK CABLES SHALL BE INSTALLED INTO CONDUITS, CHANNEL CABLE TRAYS, OR CABLE TRAY. WHEN INSTALLING FIBER OPTIC TRUNK CABLES INTO A CABLE TRAY SYSTEM, THEY SHALL BE INSTALLED INTO AN INTER DUCT AND A PARTITION BARRIER SHALL BE INSTALLED BETWEEN THE 600 VOLT CABLES AND THE INTER DUCT IN ORDER TO SEGREGATE CABLE TYPES. OPTIC FIBER TRUNK CABLES SHALL HAVE APPROVED CABLE RESTRAINTS EVERY (60) SIXTY FEET AND SECURELY FASTENED TO THE CABLE TRAY SYSTEM. NFPA 70 (NEC) ARTICLE 770 RULES SHALL APPLY.
61. THE TYPE TC–ER CABLES SHALL BE INSTALLED INTO CONDUITS, CHANNEL CABLE TRAYS, OR CABLE TRAY AND SHALL BE SECURED AT INTERVALS NOT EXCEEDING (6) SIX FEET. AN EXCEPTION; WHERE TYPE TC–ER CABLES ARE NOT SUBJECT TO PHYSICAL DAMAGE, CABLES SHALL BE PERMITTED TO MAKE A TRANSITION BETWEEN CONDUITS, CHANNEL CABLE TRAYS, OR CABLE TRAY WHICH ARE SERVING UTILIZATION EQUIPMENT OR DEVICES, A DISTANCE (6) SIX FEET SHALL NOT BE EXCEEDED WITHOUT CONTINUOUS SUPPORTING. NFPA 70 (NEC) ARTICLES 336 AND 392 RULES SHALL APPLY.
62. WHEN INSTALLING OPTIC FIBER TRUNK CABLES OR TYPE TC–ER CABLES INTO CONDUITS, NFPA 70 (NEC) ARTICLE 300 RULES SHALL APPLY.

COAXIAL CABLE NOTES

63. TYPES AND SIZES OF THE ANTENNA CABLE ARE BASED ON ESTIMATED LENGTHS. PRIOR TO ORDERING CABLE, CONTRACTOR SHALL VERIFY ACTUAL LENGTH BASED ON CONSTRUCTION LAYOUT AND NOTIFY THE PROJECT MANAGER IF ACTUAL LENGTHS EXCEED ESTIMATED LENGTHS.
62. CONTRACTOR SHALL VERIFY THE DOWN–TILT OF EACH ANTENNA WITH A DIGITAL LEVEL.
63. CONTRACTOR SHALL CONFIRM COAX COLOR CODING PRIOR TO CONSTRUCTION. REFER TO "ANTENNA SYSTEM LABELING STANDARD" ND–00027 LATEST VERSION.
64. ALL JUMPERS TO THE ANTENNAS FROM THE MAIN TRANSMISSION LINE SHALL BE 1/2" DIA. LDF AND SHALL NOT EXCEED 6'–0".
65. ALL COAXIAL CABLE SHALL BE SECURED TO THE DESIGNED SUPPORT STRUCTURE, IN AN APPROVED MANNER, AT DISTANCES NOT TO EXCEED 4'–0" OC.
66. CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS REGARDING BOTH THE INSTALLATION AND GROUNDING OF ALL COAXIAL CABLES, CONNECTORS, ANTENNAS, AND ALL OTHER EQUIPMENT.
67. CONTRACTOR SHALL WEATHERPROOF ALL ANTENNA CONNECTORS WITH SELF AMALGAMATING TAPE. WEATHERPROOFING SHALL BE COMPLETED IN STRICT ACCORDANCE WITH AT&T STANDARDS.

GENERAL CABLE AND EQUIPMENT NOTES

68. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ANTENNA, TMAS, DIPLEXERS, AND COAX CONFIGURATION, MAKE AND MODELS PRIOR TO INSTALLATION.
69. ALL CONNECTIONS FOR HANGERS, SUPPORTS, BRACING, ETC. SHALL BE INSTALLED PER TOWER MANUFACTURER'S RECOMMENDATIONS.
70. CONTRACTOR SHALL REFERENCE THE TOWER STRUCTURAL ANALYSIS/DESIGN DRAWINGS FOR DIRECTIONS ON CABLE DISTRIBUTION/ROUTING.
71. ALL OUTDOOR RF CONNECTORS/CONNECTIONS SHALL BE WEATHERPROOFED, EXCEPT THE RET CONNECTORS, USING BUTYL TAPE AFTER INSTALLATION AND FINAL CONNECTIONS ARE MADE. BUTYL TAPE SHALL HAVE A MINIMUM OF ONE–HALF TAPE WIDTH OVERLAP ON EACH TURN AND EACH LAYER SHALL BE WRAPPED THREE TIMES. WEATHERPROOFING SHALL BE SMOOTH WITHOUT BUCKLING. BUTYL BLEEDING IS NOT ALLOWED.
72. IF REQUIRED TO PAINT ANTENNAS AND/OR COAX:
   A. TEMPERATURE SHALL BE ABOVE 50° F.
   B. PAINT COLOR MUST BE APPROVED BY BUILDING OWNER/LANDLORD.
   C. FOR REGULATED TOWERS, FAA/FCC APPROVED PAINT IS REQUIRED.
   D. DO NOT PAINT OVER COLOR CODING OR ON EQUIPMENT MODEL NUMBERS.
73. ALL CABLES SHALL BE GROUNDED WITH COAXIAL CABLE GROUND KITS. FOLLOW THE MANUFACTURER'S RECOMMENDATIONS.
   A. GROUNDING AT THE ANTENNA LEVEL.
   B. GROUNDING AT MID LEVEL, TOWERS WHICH ARE OVER 200'–0", ADDITIONAL CABLE GROUNDING REQUIRED.
   C. GROUNDING AT BASE OF TOWER PRIOR TO TURNING HORIZONTAL.
   D. GROUNDING OUTSIDE THE EQUIPMENT SHELTER AT ENTRY PORT.
   E. GROUNDING INSIDE THE EQUIPMENT SHELTER AT THE ENTRY PORT.
74. ALL PROPOSED GROUND BAR DOWNLEADS ARE TO BE TERMINATED TO THE EXISTING ADJACENT GROUND BAR DOWNLEADS A MINIMUM DISTANCE OF 4'–0" BELOW GROUND BAR. TERMINATIONS MAY BE EXOTHERMIC OR COMPRESSION.
75. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ANTENNA AND THE COAX CONFIGURATION IS THE CORRECT MAKE AND MODELS, PRIOR TO INSTALLATION.
76. ALL CONNECTIONS FOR HANGERS, SUPPORTS, BRACING, ETC. SHALL BE INSTALLED PER TOWER MANUFACTURER'S SPECIFICATION & RECOMMENDATIONS.
77. ANTENNA CONTRACTOR SHALL FURNISH AND INSTALL A 12'–0" T–BOOM SECTOR ANTENNA MOUNT, IF APPLICABLE, INCLUDING ALL HARDWARE.

SAFETY ENFORCEMENT

SAFETY IS OF PARAMOUNT CONCERN TO BOTH SITE WORKERS AND THE PUBLIC.

1. CONSTRUCTION WORK PRESENTS UNIQUE THREATS TO HEALTH AND SAFETY. THE CONTRACTOR IS RESPONSIBLE TO EDUCATE THEIR WORK FORCE OF THESE DANGERS AND LIMIT THEIR EXPOSURE TO HAZARDS. THIS EDUCATION SHALL INCLUDE BUT NOT BE LIMITED TO APPLICABLE TRAINING COURSES AND CERTIFICATIONS, PROPER PERSONAL PROTECTIVE EQUIPMENT USAGE, DAILY TAILGATE MEETINGS AND ANY OTHER PREVENTATIVE MEASURES WHICH MAY BE REASONABLY EXPECTED. THE CONTRACTOR AND ALL SUB–CONTRACTORS SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK AREA, ADJACENT AREAS AND ANY PROPERTY OCCUPANTS WHO MAY BE AFFECTED BY THE WORK UNDER CONTRACT. THE CONTRACTOR SHALL REVIEW ALL LANDOWNER, PRIME CONTRACTOR, CARRIER, OSHA, AND LOCAL SAFETY GUIDELINES AND AT ALL TIMES SHALL CONFORM TO THE MOST RESTRICTIVE OF THESE STANDARDS TO ENSURE A SAFE WORKPLACE.
2. ALL SAFETY EQUIPMENT SHALL BE INSPECTED ACCORDING TO ALL OSHA AND INDUSTRY SCHEDULED INTERVALS AND ALL INSPECTIONS SHALL BE DOCUMENTED PER APPLICABLE CODES AND STANDARDS.
3. TOWER WORK PRESENTS ADDITIONAL THREATS TO HEALTH AND SAFETY. ALL TOWER WORKERS WORKING ON A TOWER MUST BE ADEQUATELY TRAINED AND MONITORED TO ENSURE THAT SAFE WORK PRACTICES ARE LEARNED AND FOLLOWED. AS REQUIRED BY OSHA, WHEN WORKING ON EXISTING COMMUNICATION TOWERS, EMPLOYEES MUST BE PROVIDED WITH APPROPRIATE FALL PROTECTION, TRAINED TO USE THIS FALL PROTECTION PROPERLY, AND THE USE OF FALL PROTECTION MUST BE CONSISTENTLY SUPERVISED AND ENFORCED BY THE CONTRACTOR.
4. ELECTRICAL WORK PRESENTS SPECIFIC THREATS TO THE HEALTH AND SAFETY OF WORKERS ON SITE. SPECIFICALLY ELECTROCUTIONS ARE THE FOURTH LEADING CAUSE OF DEATH ON CONSTRUCTION SITES. ALL ELECTRICAL WORKERS SHALL HAVE CURRENT CERTIFICATIONS WHICH SATISFY ALL TRAINING REQUIREMENTS FOR THE ELECTRICAL WORK THEY ARE PERFORMING PER OSHA STANDARDS. ALL ELECTRICAL WORKERS SHALL ADHERE TO ALL SAFETY RULES AND REGULATIONS FOR WORKER AND PUBLIC SAFETY. ALL WORK SHALL BE PERFORMED BY QUALIFIED ELECTRICIANS TRAINED FOR THE TYPE OF WORK AND THE VOLTAGES PRESENT FOR EACH TASK. THE CONTRACTOR SHALL REVIEW ALL LANDOWNER, PRIME CONTRACTOR, CARRIER, OSHA, NFPA 70, AND LOCAL SAFETY GUIDELINES AND AT ALL TIMES SHALL CONFORM TO THE MOST RESTRICTIVE OF THESE STANDARDS TO ENSURE A SAFE WORKPLACE.

GENERAL CONSTRUCTION NOTES

1

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MasTec Network Solutions

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PROJECT NO: 2016723.04.11566.01
DRAWN BY: CJM
CHECKED BY: JG

09/13/16 REVISED PER CLIENT COMMENTS
07/29/16 ISSUED FOR REVIEW

DARRIN KOTECKI
STATE OF WASHINGTON
48666
REGISTERED PROFESSIONAL ENGINEER
Darrin Kotecki
09-13-16
EXPIRES 07/31/18
CE

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

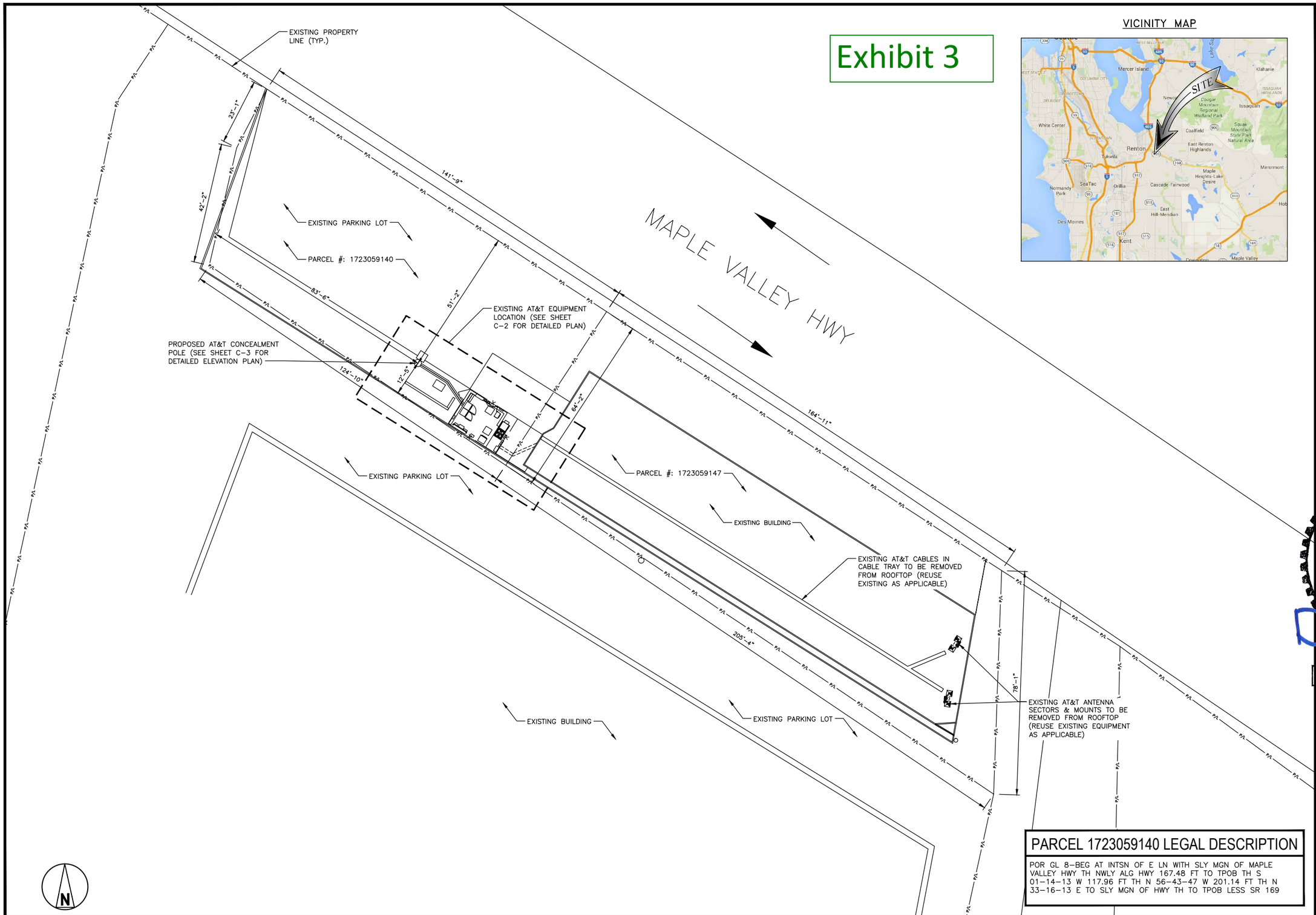
CEDAR RIVER
10030930
2439 SE MAPLE VALLEY HWY
RENTON, WA 98055
LTE – STEALTH POLE

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
GN-2

Exhibit 3

VICINITY MAP



PARCEL 1723059140 LEGAL DESCRIPTION

POR GL 8–BEG AT INTSN OF E LN WITH SLY MGN OF MAPLE VALLEY HWY TH NWLY ALG HWY 167.48 FT TO TPOB TH S 01–14–13 W 117.96 FT TH N 56–43–47 W 201.14 FT TH N 33–16–13 E TO SLY MGN OF HWY TH TO TPOB LESS SR 169

22"x34" SCALE: 1/16" = 1'–0"
11"x17" SCALE: 1/32" = 1'–0"
16' 12' 8' 4' 0" 16'

OVERALL SITE PLAN | 1

at&t mobility

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DARREN J. KOTECKI
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Darren Kotecki
09-13-16

EXPIRES 07/31/18

CEDAR RIVER
10030930
2439 SE MAPLE VALLEY HWY
RENTON, WA 98055
LTE – STEALTH POLE

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C-1

Exhibit 3

EXISTING PARKING LOT

PROPOSED POLE LIGHT

(2) PROPOSED 6" UNDERGROUND CONDUITS TO BE ROUTED FROM EQUIPMENT AREA TO NEW POLE FOR NEW EQUIPMENT CABLES

2'-2"

PROPOSED 59'-10 (30"ø) CONCEALMENT LIGHT POLE

EXISTING CONCRETE BOX W/ ENTRY

EXISTING GRASSY AREA

12'-5"

EXISTING WOOD TIE (TYP.)

EXISTING RETAINING WALL (TYP.)

EXISTING RESTAURANT PATIO AREA

EXISTING POWER DISTRIBUTION BOX

(4) PROPOSED AT&T RRHs, STACKED AND MOUNTED TO NEW UNISTRUT ATTACHED TO CHAIN LINK FENCE

EXISTING FIBER PULL BOX

EXISTING CHAIN LINK FENCE (TYP.)

EXISTING STAIRS

EXISTING TE43 LTE

EXISTING FLX16 LTE

PROPOSED AT&T PURCELL CABINET STACKED ON TOP OF EXISTING LTE CABINET

EXISTING BATTERY CABINET

EXISTING GSM CABINET

EXISTING TE40 BATTERY CABINET

EXISTING TE41 BATTERY CABINET

EXISTING UMTS CABINET

EXISTING AT&T CABLES IN CABLE TRAY TO BE REMOVED FROM ROOFTOP (REUSE EXISTING AS APPLICABLE)

EXISTING TELCO PULL BOX

EXISTING TMAs (TYP.)

EXISTING HOFFMAN BOX

EXISTING POWER DISTRIBUTION

EXISTING CUTOFF SWITCH

EXISTING H-FRAME

EXISTING GENERATOR INTERFACE

EXISTING PULL BOX

EXISTING PARKING LOT

22"x34" SCALE: 1/2" = 1'-0"
11"x17" SCALE: 1/4" = 1'-0"
2' 1' 0" 2'

EQUIPMENT LAYOUT | 1

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Darin Kotecki
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CEDAR RIVER
10030930
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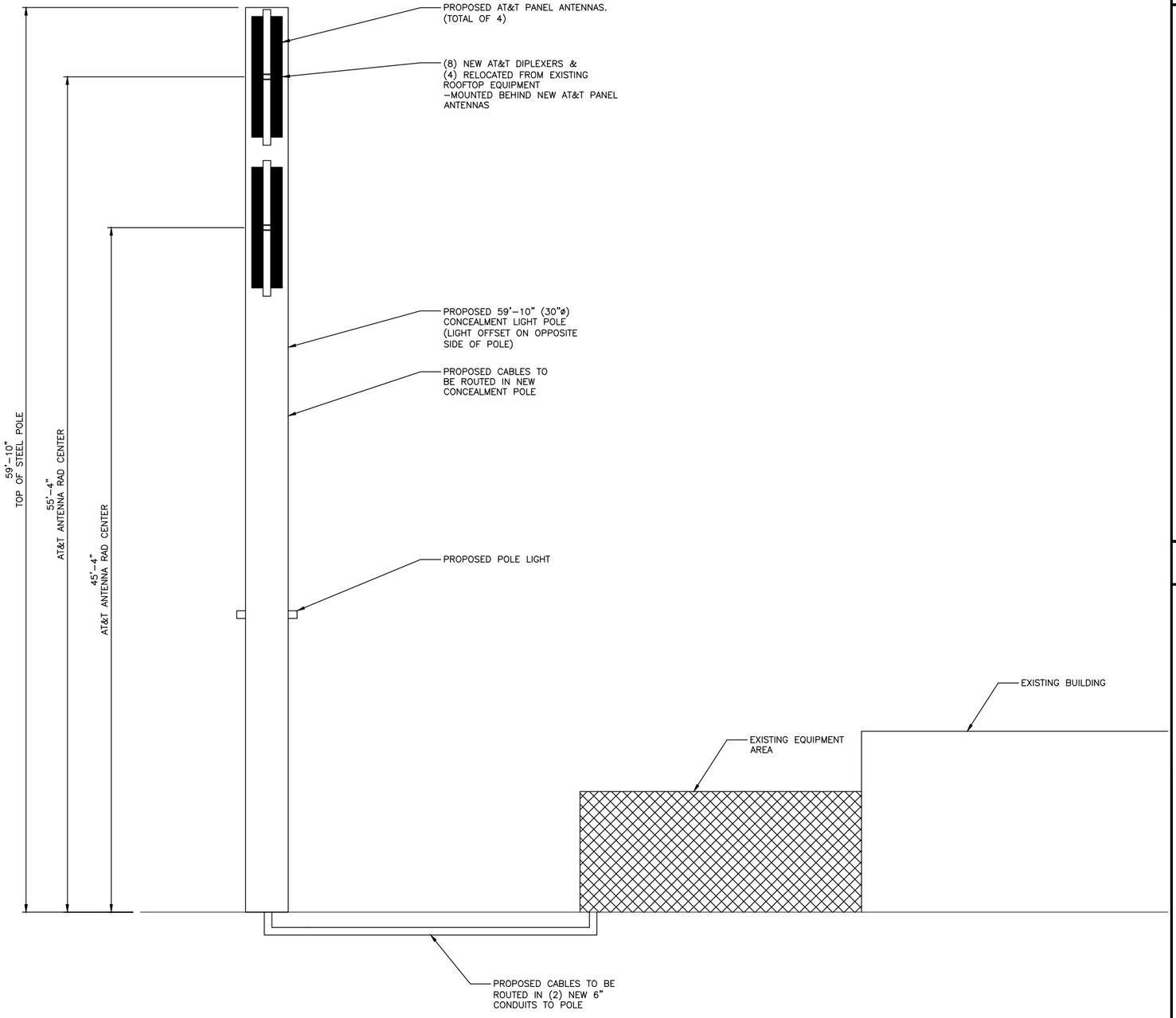
RENTON, WA 98055
LTE – STEALTH POLE

SHEET TITLE
EQUIPMENT LAYOUT

SHEET NUMBER
C-2

NOTE:
PROPOSED CONCEALMENT POLE
TO BE PAINTED A MUTED COLOR
IN A NON-GLARE FINISH.

Exhibit 4



22"x34" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"
8' 6' 4' 2' 0" 8'

PROPOSED SOUTH ELEVATION | 2

IN ACCORDANCE WITH RF DATA SHEET DATED JUNE 6, 2016 VERSION 3.0

RF DATA SHEET NOTE | 3

1. TYPES AND SIZES OF THE ANTENNA CABLE ARE BASED ON ESTIMATED LENGTHS. PRIOR TO ORDERING CABLE, CONTRACTOR SHALL VERIFY ACTUAL LENGTH BASED ON CONSTRUCTION LAYOUT AND NOTIFY THE PROJECT MANAGER IF ACTUAL LENGTHS EXCEED ESTIMATED LENGTHS.
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6. CONTRACTOR MUST FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS REGARDING BOTH THE INSTALLATION AND GROUNDING OF ALL COAXIAL CABLES, CONNECTORS, ANTENNAS, AND ALL OTHER EQUIPMENT.
7. WEATHERPROOF ALL ANTENNA CONNECTORS WITH SELF AMALGAMATING TAPE. WEATHERPROOFING SHALL BE COMPLETED IN STRICT ACCORDANCE WITH AT&T STANDARDS.
8. CONTRACTOR SHALL GROUND ALL EQUIPMENT. INCLUDING ANTENNAS, RET MOTORS, TMA'S, COAX CABLES, AND RET CONTROL CABLES AS A COMPLETE SYSTEM. GROUNDING SHALL BE EXECUTED BY QUALIFIED WIREMEN IN COMPLIANCE WITH MANUFACTURER'S SPECIFICATION AND RECOMMENDATION.
9. CONTRACTOR SHALL PROVIDE STRAIN-RELIEF AND CABLE SUPPORTS FOR ALL CABLE ASSEMBLIES, COAX CABLES, AND RET CONTROL CABLES. CABLE STRAIN-RELIEFS AND CABLE SUPPORTS SHALL BE APPROVED FOR THE PURPOSE. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
10. CONTRACTOR TO VERIFY THAT EXISTING COAX HANGERS ARE STACKABLE SNAP IN HANGERS. IF EXISTING HANGERS ARE NOT STACKABLE SNAP IN HANGERS THE CONTRACTOR SHALL REPLACE EXISTING HANGERS WITH NEW SNAP IN HANGERS IF APPLICABLE.

COAXIAL ANTENNA CABLE NOTES | 4

NOT USED | 5

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MasTec Network Solutions

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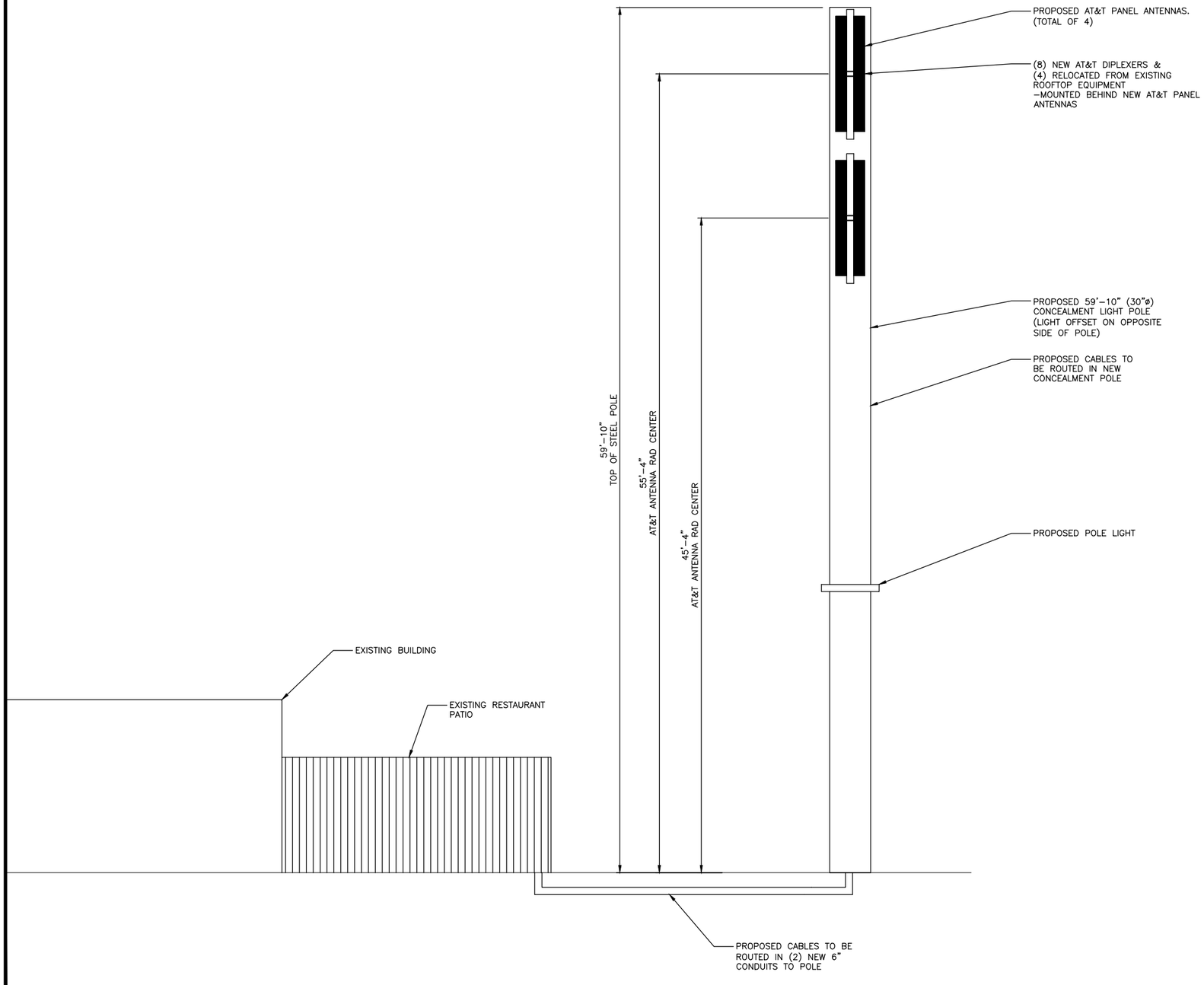
CEDAR RIVER
10030930
2439 SE MAPLE VALLEY HWY
RENTON, WA 98055
LTE - STEALTH POLE

SHEET TITLE
SOUTH TOWER ELEVATION

SHEET NUMBER
C-3

NOTE:
PROPOSED CONCEALMENT POLE
TO BE PAINTED A MUTED COLOR
IN A NON-GLARE FINISH.

Exhibit 4



22"x34" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"
8' 6' 4' 2' 0" 8'

PROPOSED NORTH ELEVATION | 2

IN ACCORDANCE WITH RF DATA SHEET DATED JUNE 6, 2016 VERSION 3.0

RF DATA SHEET NOTE | 3

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COAXIAL ANTENNA CABLE NOTES | 4

NOT USED | 5

at&t mobility

MasTec Network Solutions

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DARIUS KOTECKI
STATE OF WASHINGTON
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REGISTERED
PROFESSIONAL ENGINEER

Darius Kotecki
09-13-16

EXPIRES 07/31/18

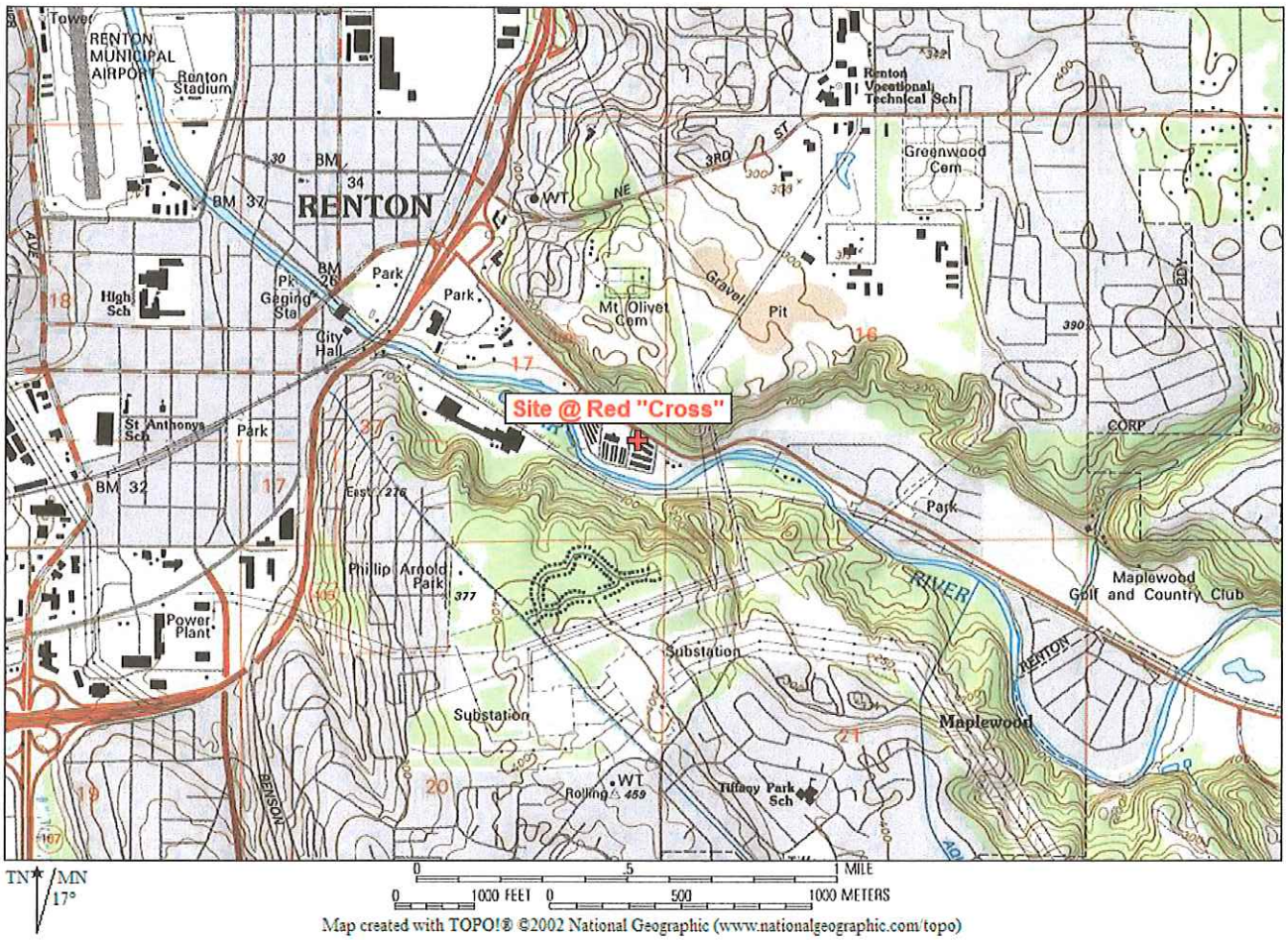
CEDAR RIVER
10030930
2439 SE MAPLE VALLEY HWY
RENTON, WA 98055
LTE - STEALTH POLE

SHEET TITLE
NORTH TOWER ELEVATION

SHEET NUMBER
C-4

Exhibit 5

1A SURVEY CERTIFICATION
Site: SD24 Cedar River



01792.1403

SCALE: 1"= 2000'±

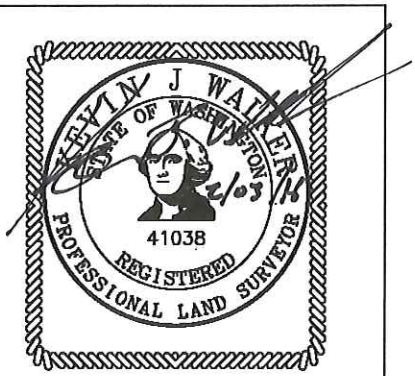
Address: 2439 SE Maple Valley Hwy
Renton, WA 98057

Structure Type: Proposed Pole

GEOGRAPHIC COORDINATES

Latitude:	47° 28' 38.73" N	(NAD 83/91)
Longitude:	122° 11' 13.22" W	(NAD 83/91)
Elevation-Ground:	63.0 feet	(NAVD 88)

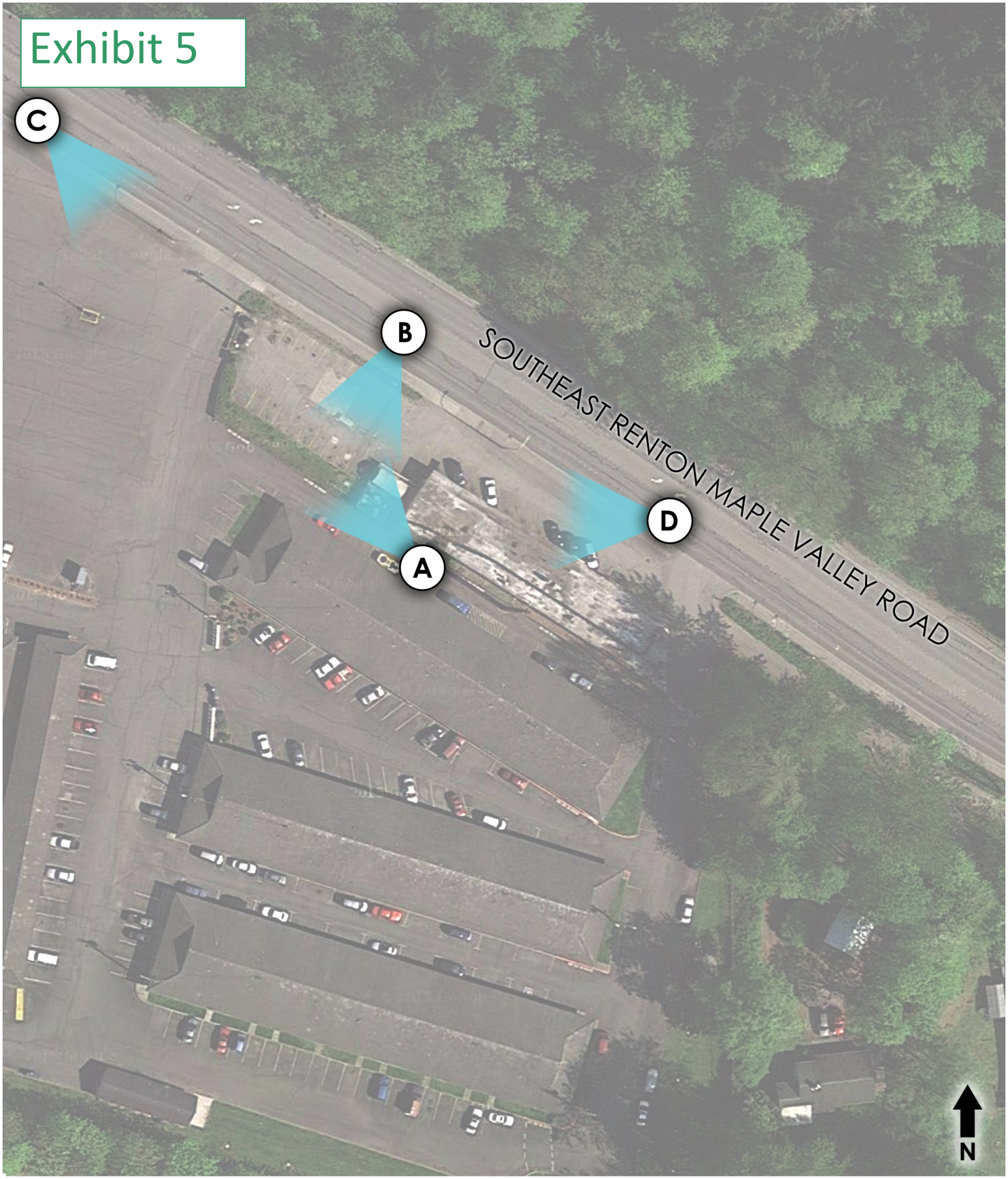
Date of Survey: February 03, 2016



Kevin J. Walker, PLS #41038

I certify that the latitude and the longitude shown above are accurate to within ±15 feet horizontally and that the site elevation is accurate to within ±3 feet vertically, which meet 1A standards as defined on the FAA ASAC information sheet 91:003. The horizontal datum (Geographic Coordinates) are in terms of the North American Datum of 1983 (NAD 83) and are expressed as degrees (°), minutes ('), and seconds ("), to the nearest hundredth of a second. The vertical datum (elevation AMSL) is in terms of the North American Vertical Datum of 1988 (NAVD 88).

Exhibit 5



KEY PLAN

SD24 - CEDAR RIVER SITE WALK
2439 SE Maple Valley Hwy
Renton, WA 98055

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. BECAUSE OF INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED.
THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OF MATERIAL SAMPLES PROVIDED.

GPD GROUP®
Glaus, Pyle, Schomer, Burns & DeHaven, Inc.
1.800.955.4731
www.gpdgroup.com

Exhibit 5

Existing View Looking Northwest

Proposed View Looking Northwest

LOCATION A

SD24 - CEDAR RIVER SITE WALK
2439 SE Maple Valley Hwy
Renton, WA 98055

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Exhibit 5

Existing View Looking Southwest on SE Renton Maple Valley Rd

Proposed View Looking Southwest on SE Renton Maple Valley Rd

LOCATION B

SD24 - CEDAR RIVER SITE WALK
2439 SE Maple Valley Hwy
Renton, WA 98055

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. BECAUSE OF INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED.
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Exhibit 5

Existing View Looking Southeast on SE Renton Maple Valley Rd

Proposed View Looking Southeast on SE Renton Maple Valley Rd

SD24 - CEDAR RIVER SITE WALK

2439 SE Maple Valley Hwy
Renton, WA 98055

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. BECAUSE OF INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED.
THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OF MATERIAL SAMPLES PROVIDED.

GPD GROUP®
Glaus, Pyle, Schomer, Burns & DeHaven, Inc.
1.800.955.4731
www.gpdgroup.com

Exhibit 5

Existing View Looking Northwest on SE Renton Maple Valley Rd

Proposed View Looking Northwest on SE Renton Maple Valley Rd

SD24 - CEDAR RIVER SITE WALK

2439 SE Maple Valley Hwy
Renton, WA 98055

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. BECAUSE OF INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED.
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Exhibit 6

SD24 Coverage with Neighbors – Current RC 20’

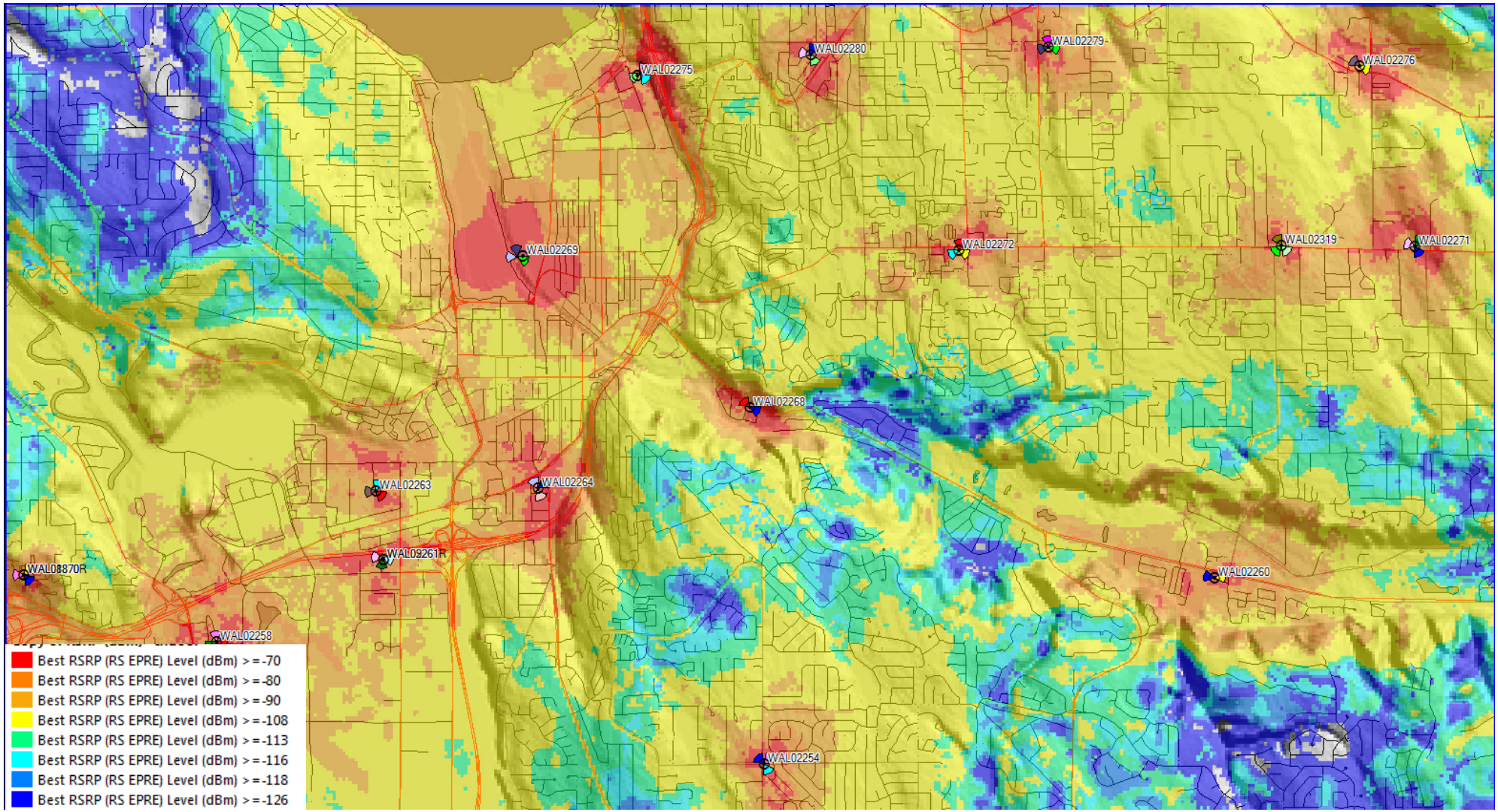


Exhibit 6

SD24 Coverage with Neighbors – New RC 56’

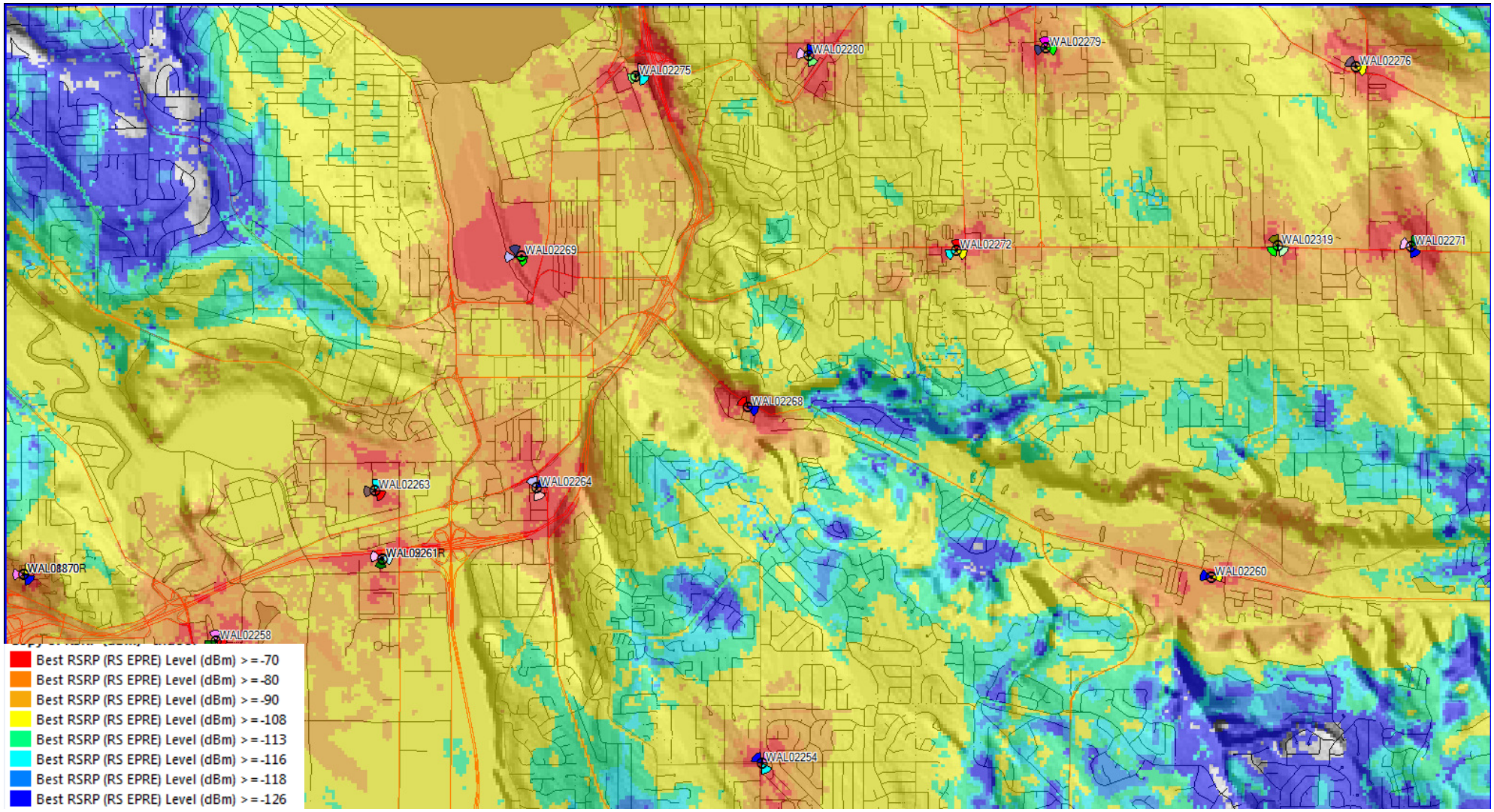


Exhibit 6

SD24 Standalone Coverage – Current RC 20’

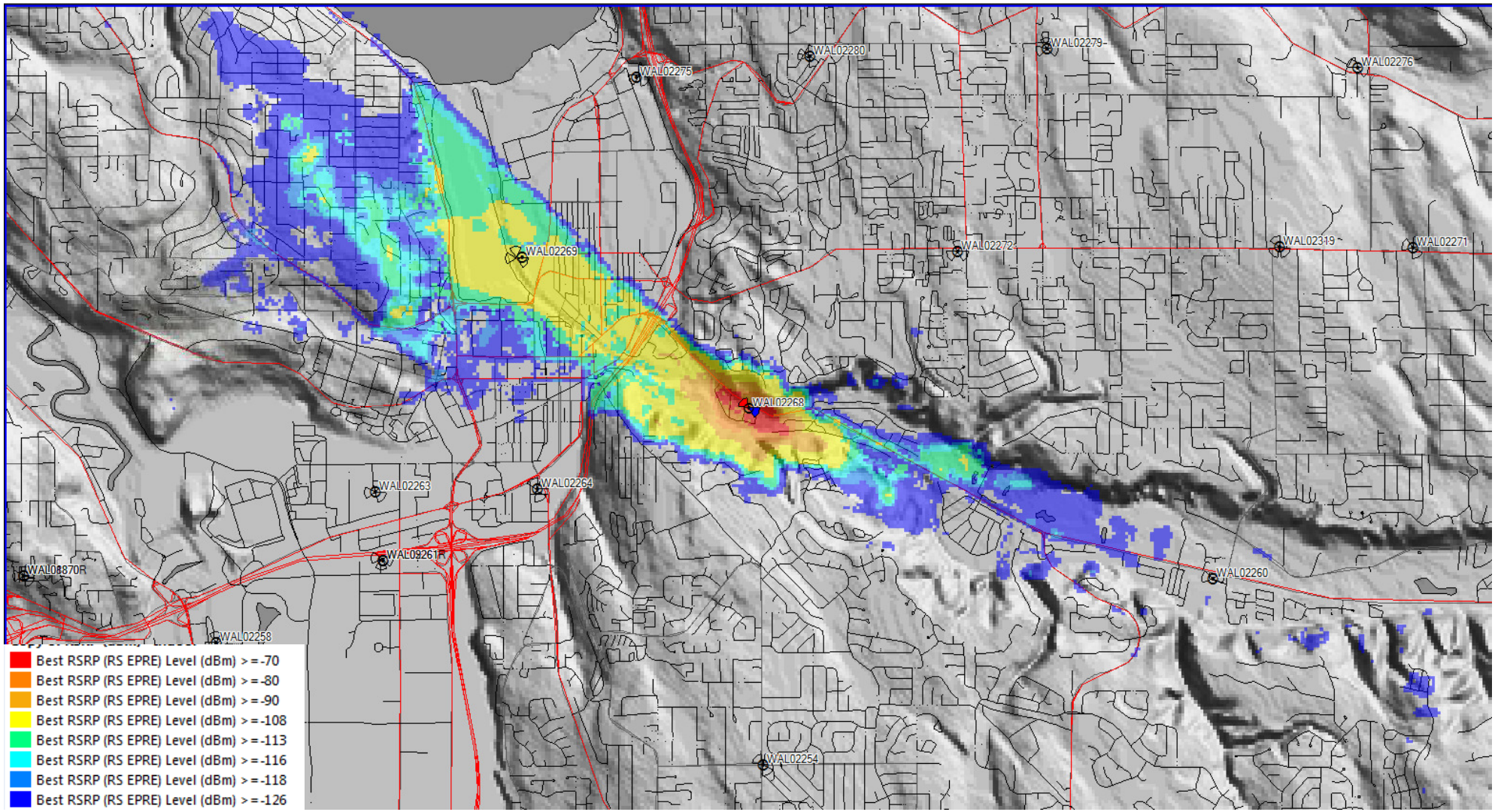
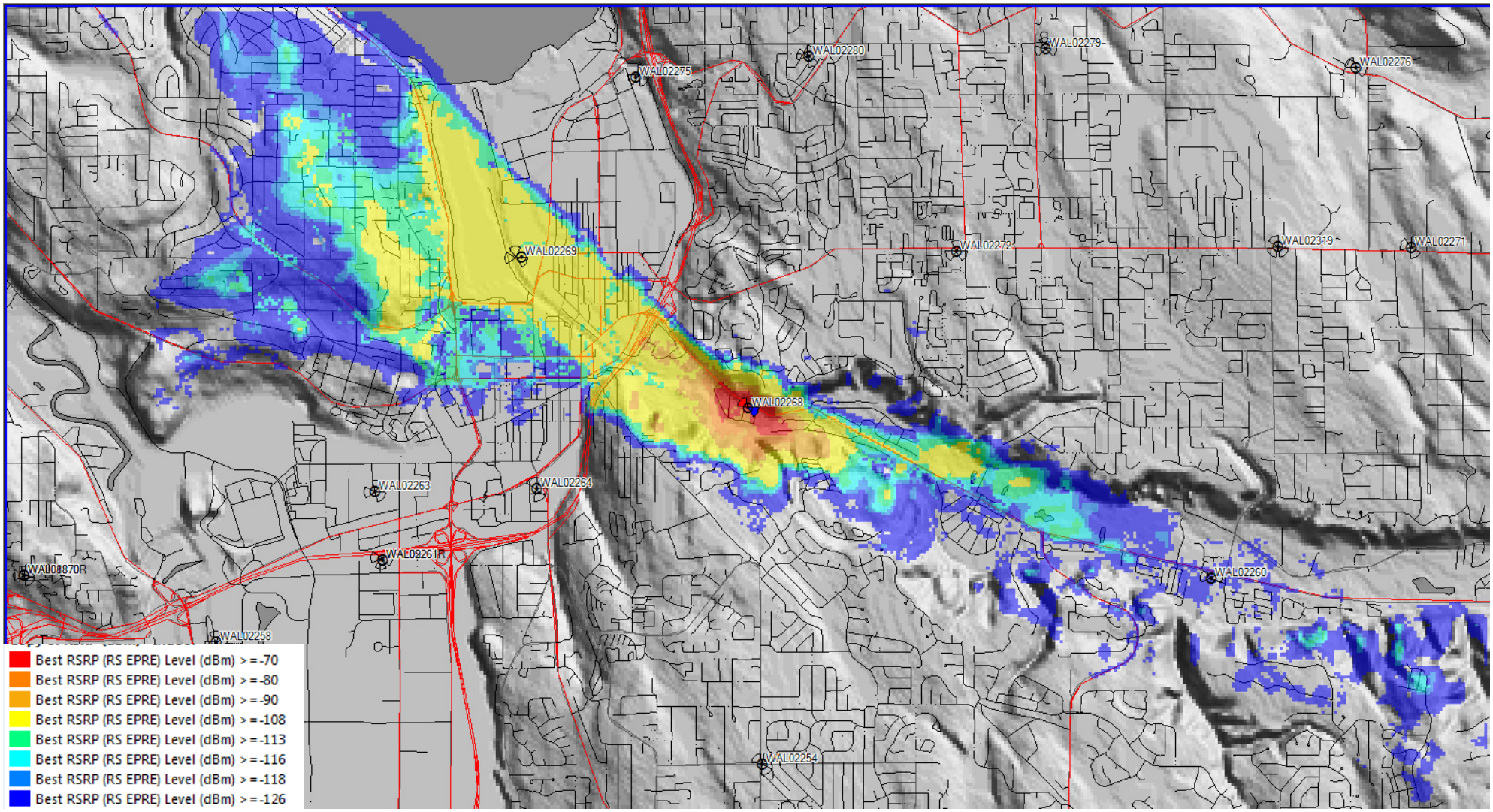


Exhibit 6

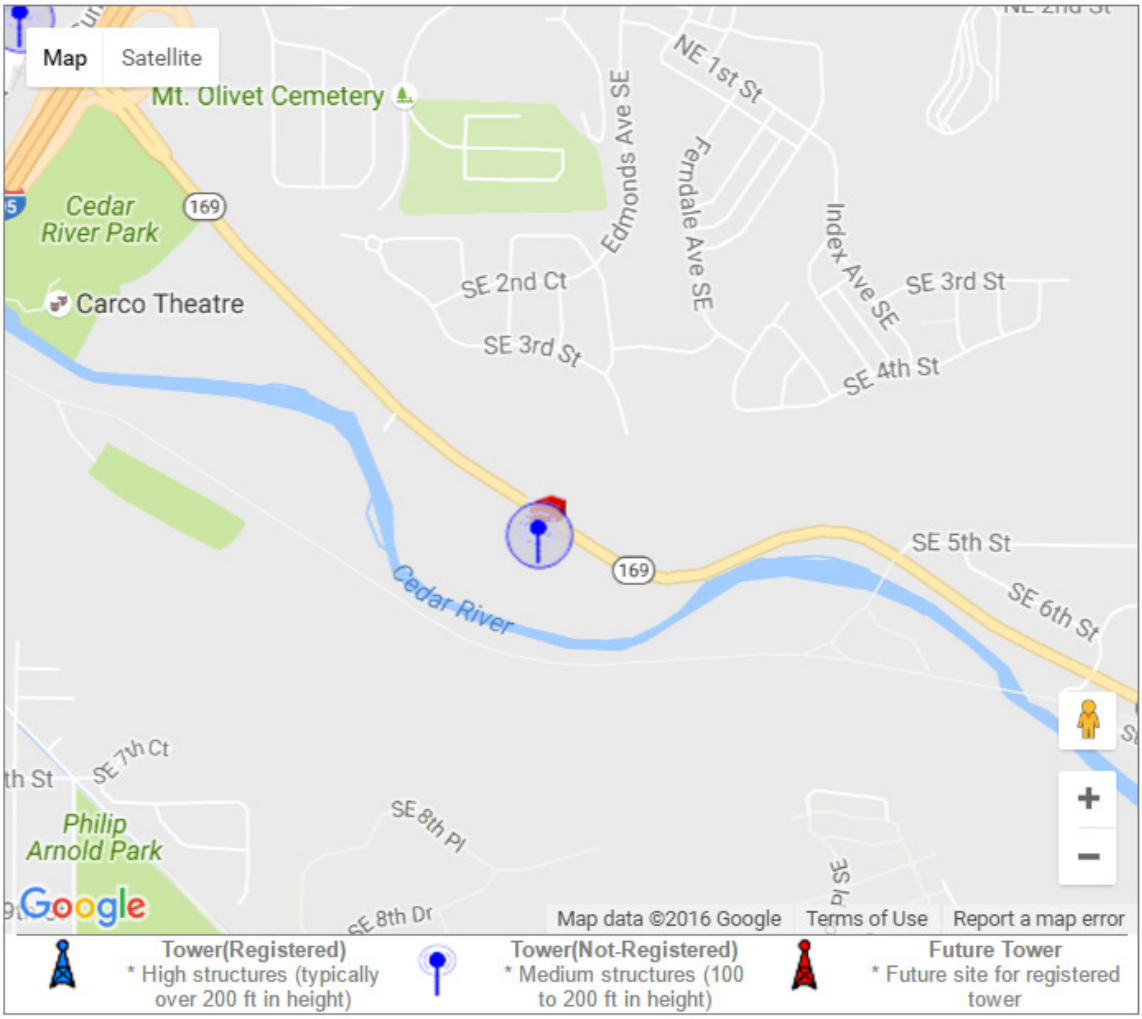
SD24 Standalone Coverage – New RC 56’



Tower Search Results (antennasearch.com)

Exhibit 6

- **Tower Structures - (2439 SE Maple Valley Hwy, Renton, WA 98055)**



Map shows ½ mile radius from site

Tower Type	ID Num	Site Owner	Height	Dist
Registered	(1)	T-mobile West Llc	129 feet	.44 miles
Not Registered	(1)	Att Mobility (sw)	50 feet	.03 miles
	(2)	Puget Sound Power & Light Company	120 feet	.68 miles

Exhibit 7

Adapt Engineering
615 8th Avenue South
Seattle, Washington 98104

Tel (206) 654-7045
Fax (206) 654-7048
www.adaptengr.com

April 29, 2016
Adapt Project No. WA16-20531-GEO

AT&T Mobility
c/o Mastec Network Solutions
1203 114th Avenue SE
Bellevue, Washington 98004

Attention: Dan Kelly

Subject: **Geotechnical Engineering Evaluation**
SD24 Cedar River
2439 SE Maple Valley Hwy
Renton, Washington 98056

Dear Mr Kelly:

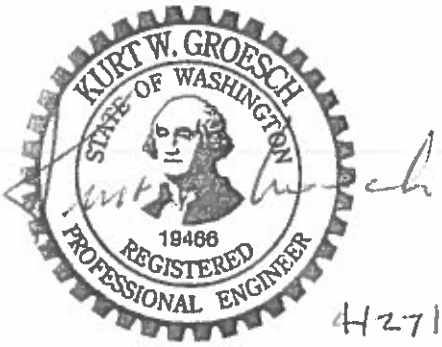
Adapt Engineering (Adapt) is pleased to submit this report describing our recent geotechnical engineering evaluation for the above referenced tower site. The purpose of this study was to interpret general surface and subsurface site conditions, from which we could evaluate the feasibility of the project and formulate design recommendations concerning site preparation, equipment pad and tower foundations, access road, structural fill, and other considerations. Our scope of services consisted of a surface reconnaissance, a subsurface exploration, geotechnical analyses, and report preparation. Authorization to proceed with our study was given in the form of Mastec Network Solutions (Mastec) Purchase Order Number 832303 prior to our performing the work.

This report has been prepared in accordance with general accepted geotechnical engineering practices for the exclusive use of AT&T Mobility (AT&T), Mastec, and their agents, for specific application to this project. Use or reliance upon this report by a third party is at their own risk. Adapt does not make any representation or warranty, express or implied, to such other parties as to the accuracy or completeness of this report or the suitability of its use by such other parties for any purpose whatever, known or unknown, to Adapt.

We appreciate the opportunity to be of service to you. If you have any questions, or if we can be of further assistance to you, please contact us at (206) 654-7045.

Respectfully Submitted,

Adapt Engineering,



4/27/16

Steven M. Losleben
Staff Geologist

Kurt W. Groesch, P.E.
Senior Geotechnical Engineer

K. V. Lew, P. Eng.
Senior Geotechnical Engineer
Senior Reviewer

Attachments:

Figure 1	Location/Topographic Map
Figure 2	Site & Exploration Plan
Boring Log	B-1

Exhibit 7

Adapt Engineering
615 8th Avenue South
Seattle, Washington 98104

Tel (206) 654-7045
Fax (206) 654-7048
www.adaptengr.com

Entire Document Available Upon Request

AT&T Mobility
c/o Mastec Network Solutions
Geotechnical Engineering Evaluation

SD24 Cedar River
Renton, Washington

WA16-20531-GEO
April 2016

WASHINGTON DEPARTMENT OF FISH AND WILDLIFE
PRIORITY HABITATS AND SPECIES REPORT

No priority species found in project area

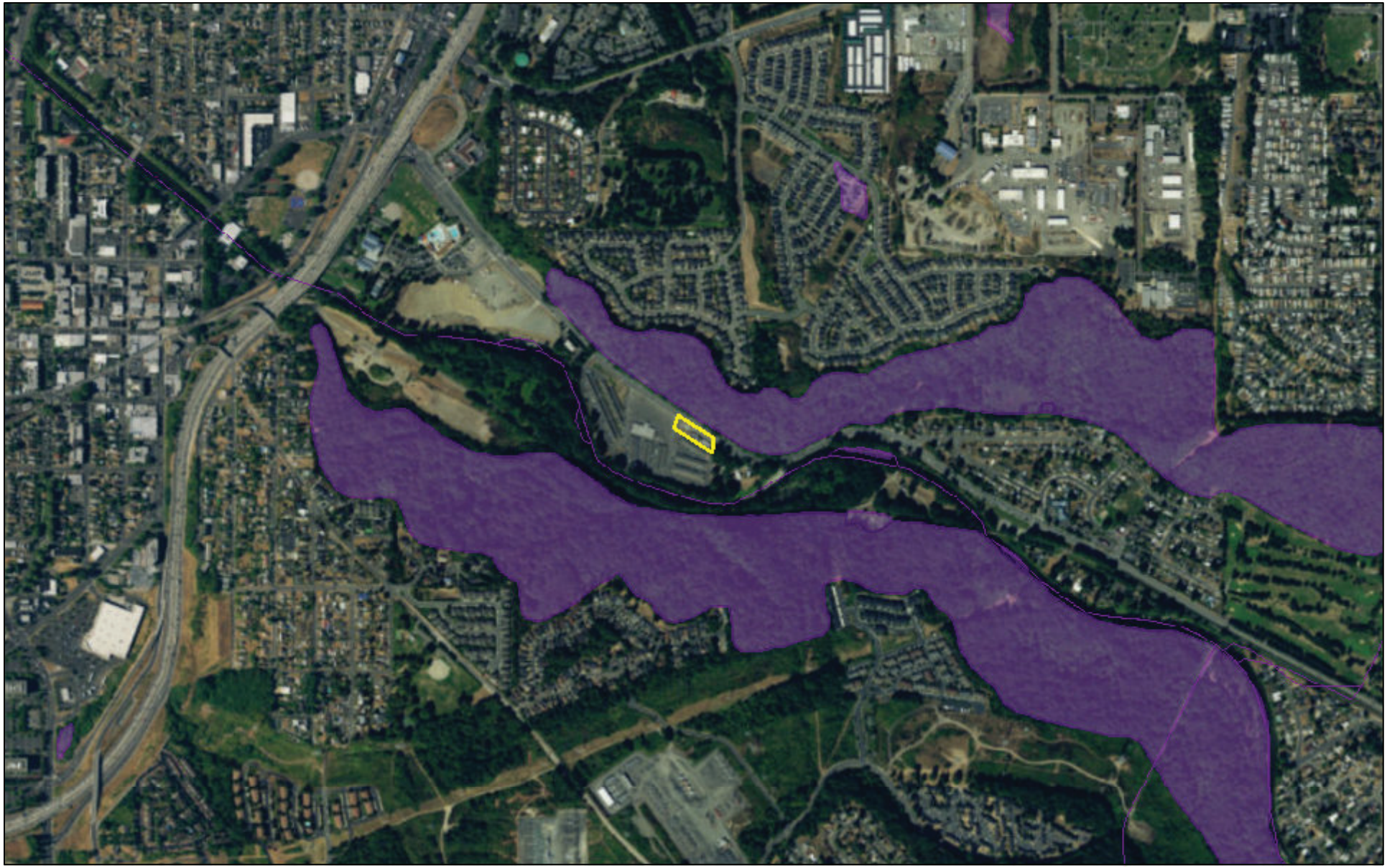
SOURCE DATASET: PHSPlusPublic
REPORT DATE: 11/02/2016 11.13

Query ID: P161102111335

Common Name	Site Name	Priority Area	Accuracy	Federal Status	Sensitive Data	Source Entity
Scientific Name	Source Dataset	Occurrence Type		State Status	Resolution	Geometry Type
	Source Record	More Information (URL)		PHS Listing Status		
Notes	Source Date	Mgmt Recommendations				

Exhibit 8

Washington Department of Fish and Wildlife - Priority Habitat Areas



November 2, 2016

PHS Report Clip Area

Biodiversity Areas and Corridor

PT

LN

Exhibit 8

1:19,842

0 0.15 0.3 0.6 mi

0 0.275 0.55 1.1 km

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Exhibit 9

September 11, 2015

Ms. Andy Pereira
Ryka Communications, LLC
918 S. Horton St., Ste 1002
Seattle, WA 98134
(206) 523-1941

B+T Group
1717 S. Boulder, Suite 300
Tulsa, OK 74119
(918) 587-4630
btwo@btgrp.com

Subject: **Structural Analysis**

Carrier Designation: **Carrier Site Number:** 11566-A
Carrier Site Name: Cedar River

Ryka Communication, Designation: **Site Number:** SD24
Site Name: Cedar River

Engineering Firm Designation: **B+T Group Project Number:** 90141.002.01a

Site Data: **2439 Southeast Maple Valley Highway, Renton, WA, King County**
Latitude *47.47750*°, Longitude *-122.18694*°
Rooftop Mounted Antennas at 20'

Dear Andy Pereira,

B+T Group is pleased to submit this **"Structural Analysis"** to determine the structural integrity of the above mentioned rooftop supported telecommunications site.

The purpose of the analysis is to determine acceptability of the existing rooftop and building to sufficiently support the telecommunications equipment presented in this report. Based on our analysis we have determined the suitability for the structure and foundation, under the following load case, to be:

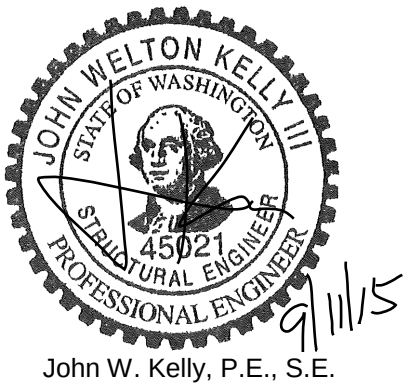
Existing + Proposed Equipment **Insufficient Capacity**
Note: See Table 1 and Table 2 for the proposed and existing loading, respectively.

The analysis has been performed in accordance with the Seattle Building Code, the ASCE 7 standard, and the 2012 IBC based upon a wind speed of 110 mph 3-second gust.

All equipment proposed in this report shall be installed in accordance with the drawings for the determined available structural capacity to be effective.

We at *B+T Group* appreciate the opportunity of providing our continuing professional services to you and *Ryka communications*. If you have any questions or need further assistance on this or any other projects please give us a call.

Respectfully submitted by:
B+T Engineering, Inc.



Entire Document Available Upon Request

Nabin Maharjan. E.I.
Project Engineer

John W. Kelly, P.E., S.E.
Vice President

Exhibit 10

AT&T Site Name: SD24 Cedar River
Site Address: 2431/2439 SE Maple Valley Highway, Renton, WA 98055
AT&T Application #: _____

Removal Agreement

In compliance with City of Renton Code regarding Wireless Communication Facilities, the Applicant will remove the facility should its use be discontinued.

4-4-140.K OBSOLESCENCE AND REMOVAL:

Any wireless communications facility that is no longer needed or is not operational shall be reported immediately by the service provider to the Administrator. Discontinued facilities or facilities that are in disrepair, as determined by the Administrator, shall be decommissioned and removed by the facility owner within six (6) months of the date it ceases to be operational, and the site shall be restored to its pre-existing condition. The Administrator may approve an extension of an additional six (6) months if good cause is demonstrated by the facility owner.

_____ 10/24/14

Applicant *Date*

Exhibit 11

Stealth Tower Design Examples

Exhibit 11

Exhibit 11

ADVISORY NOTES TO APPLICANT

LUA16-000861

Exhibit 12

Application Date: November 09, 2016
Name: SD24 Cedar River

Site Address: 2439 Maple Valley Hwy
Renton, WA 98057-3902

PLAN - Planning Review - Land Use

Version 1 |